

CALIFORNIA COASTAL COMMISSION

SOUTH CENTRAL COAST DISTRICT
89 SOUTH CALIFORNIA ST., SUITE 200
VENTURA, CA 93001
(805) 585-1800



F10a

LCP-4-MAL-20-0083-2 (Short-term Rentals)

August 12, 2022

Correspondence



City of Malibu

23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 456-3356 · www.malibucity.org

August 3, 2022

Re: City of Malibu Short-Term Rental Local Coastal Program Amendment (LCPA No. 19-003),
Agenda Item 10a for Friday, August 12, 2022 CCC Meeting

Honorable Commissioners:

The City of Malibu respectfully requests that the Commission approve the short-term rentals (STR) LCPA. The staff report makes unsupported assumptions about the impact of the City's LCPA that are not supported by evidence. Staff assumes that the STR LCPA will have a significant negative impact on the available STRs in the City. Staff presents no evidence to support this incorrect assumption.

The City's LCPA proposes to allow an unlimited number of STR properties in the City, except for multifamily properties where restrictions are put in place to protect this lower-cost housing in the City. While the City proposes to require a host to be available onsite during STR stays, the City does not require that the host be located in the structure that is rented. The host also does not need to be the owner of the property, and can be located in a guest house or second unit that is detached from the main residence.

As the Commission is aware, STRs can have a number of negative impacts on communities — primarily because they are located in residential communities that are not designed to accommodate commercial use or impacts. STR guests often present nuisance issues because they are unfamiliar with a City's rules and regulations, they do not have the same motivation to be good neighbors that long-term owners or renters do, and often live out of state or far from the community and thus are hard to track down if violations occur. They also can negatively impact parking, and thus the ability of other members of the public to access the coast.

The City has found that having an onsite host is the best way to prevent nuisance impacts, and to have such impacts addressed quickly when they occur. It is not a tool to limit STR activity (as the City proposes no limit on the number of STR properties or the number of days they can be rented), but rather a tool to ensure that STRs operate in harmony within the neighborhoods in which they are located. The host requirement thus allows the maximum number of STRs, but in a manner that prevents negative impacts to the community

The CCC has approved hosting requirements in other jurisdictions, the City of Malibu is only asking for approval of a system that has already been approved for others. The CCC has an obligation to treat the City equally with other jurisdictions, and denial of this LCPA would be unjustified and conflict with this obligation.

The CCC is not a legislative body and it does not have authority to draft the City's zoning regulations. In looking at the City's STR LCPA its obligation is only to certify compliance with the City's Land Use Plan. The standard is not to determine what the CCC believes to be the best STR regulatory program, but rather the CCC may reject the City's proposed LIP amendment only if "they do not conform with, or are inadequate to carry out the provisions of the certified land use plan." (Public Resources Code section 30513(b).) Similarly, the City's Land Use Plan (LUP) amendment may only be rejected if the CCC find that it does not "meet the requirements of, and is conformity with, the policies of Chapter 3" of the Coastal Act. (Public Resources Code section 30512(c).) While CCC staff may prefer a different form of STR regulation that includes more unhosted units, they have not demonstrated that the hosting requirement makes the City's LCPA conflict with the City's LUP.

The staff report not only fails to demonstrate that a hosting requirement violates the City's LUP, but also ignores the fact that all current unhosted rentals may be converted into hosted rentals. While the City currently has more unhosted STR properties registered with the City than hosted properties, if a hosting requirement were added these properties can be converted to hosted STRs by having the owner or a representative satisfy the hosting requirement. This host, again, may be located in a detached structure—the City's concern is that there is a presence that is onsite and responsible for any nuisance issues that develop.

The staff report also asserts, without evidence, that most travelers prefer to rent an unhosted STR. The City would assert that there is not a difference, especially if the host is located in a detached unit. The only guests that should be concerned about such a presence would be guests that are concerned with a host ensuring that the City's rules and regulations are followed. The City's obligation is also not to provide visitor serving accommodations in the form most preferred by travelers, but rather to provide those accommodations while also balancing the other priorities and purposes of the City and its LUP.

The staff report in addition asserts, again without evidence, that allowing unhosted rentals only in the multifamily districts would overconcentrate STR activity in those locations. Such a concentration is specifically prevented by the City's proposed LCPA by its strict limits on how many units may be made available for STR rental: two units at the most, or 40% of the units on the parcel, whichever is less. This means that only one or two units of any multifamily dwelling would be available for STR rental. The loss of these more affordable units to STR rental is a central concern of the City and a primary reason for the proposed LCPA. The City's LCPA will protect these units for long term rental.

Finally, the staff report assumes a false baseline for the number of STRs historically located in the City. The staff report proposes to use the number of 372 STRs as an accurate count of the number of STRs operating in the City. While Host Compliance identified 372 STRs operating in the City on December, 2, 2020, not all of the properties identified contained an STR. Once the City adopted its Enforcement Ordinance a series of letters were sent to the identified properties advising them that the short-term rental of residential property could only be conducted with a valid STR permit. This resulted in the City discovering that many of these listings did not reflect a unit that was actually for rent in the City. Some were located outside the City's boundaries, some of the property owners advised staff that they did not know their property was advertised as an STR because the previous property owner had operated the STR and the advertisement had not been removed from the hosting website. Others were for property owners who had advertised only once and then decided they did

not want to continue operating an STR—but did not remove the advertisement. Still others were duplicates, or were the result of a tenant illegally listing a property in violation of a lease. Hosting platforms do not make it easy to remove listings, as it is in their interest to make it appear that they have many properties available both to attract customers, and to improve the market’s opinion of their valuation.

As a result, the Host Compliance numbers referenced in the staff report do not reflect actual units available, and also do not reflect the historical baseline of STRs in Malibu that existed before the explosion of STR activity with the ascent of STR platforms such as Airbnb and VRBO.

The most accurate number for STRs currently operating in the City is the number of permits issued for an STR which was 202 in June 2021. The City’s current ordinance allows anyone to apply for a permit, and thus presents a true reflection of STR activity in the City currently.

The staff report also undercounts the number of second units and guest houses in the City that could be used to facilitate hosted STR rentals. A review of City records indicates there are approximately 113 second units and 65 guest houses in the City that could be utilized by property owners during the time their house was rented as an STR. These numbers do not include other accessory buildings that a property owner could also choose to reside in while renting out their house for an STR. These include attached separate units, studios and enclosed pool cabanas with restroom facilities. These numbers also likely undercount the true number because, prior to September 2002 when the Local Coastal Program was adopted, the California Coastal Commission processed permits for guest houses. The earliest record on the number of second units and guest houses in the City can be found in the City’s 2008-2013 Housing Element. The City did not start separately identifying these accessory uses in building permits until sometime in 2014. They are now identified by a unique code in the City’s building permit system. In addition, many of the Woolsey Fire replacement homes have proposed adding a new second unit so staff is seeing an increase in the number of potential second units.

The City Council believes the City’s proposed LCPA will not negatively affect public access to coastal resources or the availability of visitor serving accommodations, but instead will ensure that STR activity is conducted in a manner that is compatible with their location in residential zones and avoid negative impacts to coastal resources. Short term rental of SFRs and multifamily housing units has never been authorized by the City’s municipal code or by its LCP. The City understands that the CCC staff interprets STR rental as an allowed use despite this lack of authorization, and the City has submitted this LCPA to specifically allow the use—but with limited requirements to ensure the negative impacts of STRs are minimized. Again, the City has not proposed any form of cap on the number of STR units, it has only proposed that the STRs be conducted in a manner that ensures their compatibility with the residential zones in which they lie.

Sincerely,



Richard Mollica
Planning Director

cc: Steve McClary, City Manager



Civicknit

P.O. Box 81
Forest Knolls, CA 94933
steve@civicknit.com
415.307.1370

August 10, 2022

Donne Brownsey, Chair
California Coastal Commission
455 Market St Suite 300
San Francisco, CA 94105
Sent via email only

RE: City of Malibu Local Coastal Program Amendment No. LCP-4-MAL-20- 0083-2 (Short-term Rentals)

Chair Brownsey and fellow Commissioners,

I support the staff recommendation to deny Malibu's LCP amendment as written. As a former member of the California Coastal Commission, I have followed the proliferation of short-term rentals (STRs) in coastal communities, and the mixed reactions that they stir. I commend your Commission for its consistent actions addressing STRs over the past several years, while utilizing customized conditions to reflect individual community preservation needs and ensure overnight visitor access opportunities remain.

If approved, the City's approach would significantly reduce overnight lodging in Malibu. Its adoption of an Enforcement Ordinance in 2020 already cut the number of overnight lodging opportunities in half. Malibu's Hosted STR Ordinance would go much further. The City's approach is especially misaligned with coastal access goals since it greatly limits STRs in multi-family zones which are primarily closest to the beach and have had the greatest historic use by visitors.

I attended and spoke at the June 13, 2022 Malibu City Council meeting when their staff sought direction in response to Coastal staff concerns. I encouraged the Council to engage with the Commission, believing that a mutually workable solution could emerge through more collaborative dialogue. However, the Council chose to go in the opposite direction. At that hearing, they voted unanimously to enforce a complete ban on STRs should your Commission deny their LCP amendment as submitted.

The substantial effort that they, their staff, and Malibu residents have contributed to this important community matter will need to begin again. I encourage you and your colleagues to point out that the effort already expended can be useful if they take up your willingness to collaborate on a solution rather than head down a path of banning all STRs, which is certain to bring further litigation with predictable results, as demonstrated in Santa Barbara.

With appreciation,

A handwritten signature in blue ink that reads "Steve Kinsey". The signature is written in a cursive style with a large, stylized "S" and a long, sweeping underline.

Steve Kinsey

From: [Bruce Silverstein](#)
To: SouthCentralCoast@Coastal
Cc: [Steve McClary](#); trevor.rusin@bbklaw.com
Subject: Public Comment on August 2022 Agenda Item Friday 10a - City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals).
Date: Wednesday, August 3, 2022 12:26:38 PM

Honorable Members of the Coastal Commission:

I write in support of proposed City of Malibu Local Coastal Program (LCP) Amendment No. LCP-4-MAL-20-0083-2 (the “Hosted STR Ordinance”). I understand that the Staff of the California Coastal Commission (the “CCC”) is recommending that the CCC deny approval of the Hosted STR Ordinance, as submitted. For the reasons set forth herein below, I respectfully urge the CCC to approve the proposed Hosted STR Ordinance notwithstanding the Staff’s contrary recommendation.

As a general matter, the proposed Hosted STR Ordinance permits individuals who own homes in Malibu to “host” paying guests for short-term rentals that will be supervised in a manner that does not disrupt the character of Malibu’s rural residential neighborhoods. When adopted, the Hosted STR Ordinance will have no impact on legitimate short-term rentals by residents who are willing to share their homes with transient visitors and will put an end to the unlawful and predatory activities of investment companies that are gobbling up homes in residential neighborhoods and transforming them into high-priced mini-hotels – many of which also are “party houses” that destroy the peace and tranquility of the residential neighborhoods in which they are situated. In essence, the unlawful activity the Hosted STR Ordinance is designed to curtail is transforming areas of Malibu that are zoned residential into commercial visitor-serving zones that extend far beyond the boundaries of the areas Malibu and the CCC previously designed for such activity.

The Hosted STR Ordinance is the product of a multi-year process through which the residents of the City of Malibu have reached a substantial compromise between and among varied competing views and interests pertaining to short term rentals in residential neighborhoods in Malibu. The Staff of the CCC has wrongly determined that approval of the Hosted STR Ordinance will reduce the availability of affordable overnight access to the California Coastline. The Staff is wrong for two separate and independent reasons.

First, contrary to the view of the Staff, the Hosted STR Ordinance

affirmatively permits short-term rentals in residential neighborhoods in Malibu that are otherwise unlawful pursuant to Malibu's existing zoning laws, which Malibu's prior City Managers have wrongfully failed to enforce in the past, and which the City Council is now poised to insist upon strict enforcement if the Hosted STR Ordinance is not adopted. In other words, adoption of the Hosted STR Ordinance will *increase* the availability of *lawful* short-term rentals in Malibu, and not reduce that availability.

Second, although there currently are many [unlawful] short-term rentals in Malibu that will be curtailed by the adoption of the Hosted STR Ordinance, most of the short-term rentals that will be curtailed are hardly affordable to the average person who seeks to stay overnight in Malibu – with many renting for well over \$1,000 per night. For the most part, short-term rentals in Malibu are such that only the wealthiest individuals can afford them – i.e., the proverbial “Top 1 Percent.” The mission of the CCC is to assure coastal access to the average member of society, and not to cater to the rich and famous.

Moreover, and most importantly, the Hosted STR Ordinance is designed to improve the quality of life for the residents of Malibu, whose quiet enjoyment of their neighborhoods has been disturbed by a short-term rental industry that is converting single-family homes in residential neighborhoods into mini-hotels that are inconsistent with the zoning laws adopted by the City of Malibu and approved by the CCC to protect the character of the residential neighborhoods in a rural coastal town.

It is upon the first and last points above that I focus the balance of this submission.

I begin with the noncontroversial proposition that Malibu's zoning laws are designed to protect the health, safety, peace, tranquility, stability, and natural environment of Malibu's residential neighborhoods. The short-term rental of homes in residential neighborhoods to transient visitors is antithetical to the objectives of Malibu's zoning laws.

As explained below, my view is supported by the plain language of the Malibu Municipal Code (approved by the CCC), by decisional law of the highest courts of multiple states construing similar zoning laws, and by common sense.

People live in Malibu for its rural character. The importance of this objective is generally codified in Malibu's Vision Statement and Mission

Statement (both a part of the Malibu Municipal Code, and both approve by the CCC), and is more specifically codified in provisions of the Malibu Municipal Code that establish the Purpose of the “Single-Family Density” and “Rural Residential” Zoning Districts, which make up the majority of Malibu’s residential property. As stated in the Municipal Code:

The intent of the district is to enhance the rural characteristics of the community by maintaining low density residential development in a manner which respects surrounding property owners and the natural environment.

Malibu’s zoning laws also set forth the permissible uses of property. Any use of property not affirmatively permitted by Malibu’s zoning laws is prohibited. Malibu’s zoning laws do not affirmatively permit short-term rental of homes in residential neighborhoods to transient visitors. **Moreover, I submit that a single-family dwelling unit that is used as a short-term rental to transient visitors is a “tourist home” – which is a term used in the Transient Occupancy Tax Ordinance, and which is not a permitted use in districts zoned as residential.**

The highest courts in multiple states have sided with towns that construed their zoning laws to prohibit short-term rental of homes in residential neighborhoods. Intermediate appellate courts in other states, including California, have similarly ruled. Recent decisions of the California Court of Appeal have established potential roadblocks to enforcing Malibu's existing zoning laws to preclude short term rentals, but those decisions can be distinguished, and the California Supreme Court has yet to weigh in on the subject.

The most in-depth analysis of the issue by a state’s highest court is the Pennsylvania Supreme Court’s 2019 decision in *Slice of Life, LLC v. Hamilton Township Zoning Hearing Board*. In that case, the Pennsylvania Supreme Court agreed that a town’s zoning laws precluded a single-family residence from being used exclusively for short-term rentals. As the Pennsylvania Court explained:

In this discretionary appeal, we must determine whether a zoning ordinance that defines “family” as requiring “a single housekeeping unit” permits the purely transient use of a property located in a residential zoning district. This

question arises based on the increasingly popular concept of web-based rentals of single-family homes to vacationers and other transient users for a few days at a time. . . . For the reasons that follow, we conclude that pursuant to this Court’s prior decisions . . . , the purely transient use of a house is not a permitted use in a residential zoning district limiting use to single-family homes by “a single housekeeping unit.”

Section 17.02.060 of the Malibu Municipal Code similarly defines the term “Family” to mean “one or more individuals occupying a dwelling unit and living as a single household.” Not precisely the same words as the Hamilton Township ordinance, but close enough for government work.

Slice of Life involved an investor who purchased a single-family residence that was used exclusively for short-term rentals. Concluding that the exclusive use of property for short-term rentals was not a Single-Family Residential use, the Pennsylvania Supreme Court focused on the functional differences between a permanent resident and a transient visitor. The Pennsylvania Supreme Court relied upon a prior opinion involving a halfway house in a residential neighborhood, in which the Court had explained that “the very benefit of and purpose behind the creation of residential zoning districts was to ‘create residential neighborhoods in which the residents may develop a sense of community and a shared commitment to the common good of that community,’ and that “[i]n the absence of ‘stability and permanence’ of the individuals residing in those districts, ‘the goal is necessarily subverted.’”

Expanding upon that concept, the Pennsylvania Supreme Court added:

The permanence and stability of people living in single-family residential zoning districts creates a sense of community, cultivates and fosters relationships, and provides an overall quality of a place where people are invested and engaged in their neighborhood and care about each other. This is a place where children can play together, neighbors can know each other and look out for one another, and people can enjoy the “quiet seclusion” of their homes.

The Pennsylvania Supreme Court also quoted a 1974 decision of the United States Supreme Court, which offered the following endorsement of residential zoning laws:

A quiet place where yards are wide, people few, and motor vehicles restricted are legitimate guidelines in a land-use project addressed to family needs. This goal is a permissible one . . . The police power is not confined to elimination of filth, stench, and unhealthy places. It is ample to lay out zones where family values, youth values, and the blessings of quiet seclusion and clean air make the area a sanctuary for people.

The Pennsylvania Supreme Court also found support for its decision in the 1991 decision of the California Court of Appeal in *Ewing v. City of Carmel-By-The-Sea*, in which the court observed that short-term rentals of homes located in a single-family residential zoning district “undoubtedly affect the essential character of a neighborhood and the stability of a community.” As the court explained in *Ewing*:

Short-term tenants have little interest in public agencies or in the welfare of the citizenry. They do not participate in local government, coach little league, or join the hospital guild. They do not lead a Scout troop, volunteer at the library, or keep an eye on an elderly neighbor. Literally, they are here today and gone tomorrow—without engaging in the sort of activities that weld and strengthen a community.

Ewing involved a challenge to the validity of a newly enacted ordinance that explicitly barred short-term rentals in residential neighborhoods. The history of the ordinance in *Ewing* included the following:

“The purpose of the R-1 District is to provide an appropriately zoned land area within the City for permanent single-family residential uses and structures and to enhance and maintain the residential character of the City.”

“Commercial use of single-family residential property for such purposes create unmitigable, adverse impacts on surrounding residential uses including, but not limited to, increased levels of commercial and residential vehicle traffic, parking demand, light and glare, and noise detrimental to surrounding residential uses and the general welfare of the City. Such commercial use may increase

demand for public services, including, but not limited to, police, fire, and medical emergency services, and neighborhood watch programs.”

All of the foregoing is equally true of Malibu – which lends further support for construing our existing zoning laws to preclude the regular and systematic rental of homes in residential neighborhoods to transient tourists.

The highest Court of Massachusetts later decided *Styller v. Zoning Board of Appeals of Lynnfield*, which sustained the town of Lynnfield’s determination that the routine rental of a home in a “single residence district” violated the town’s zoning laws. agreed that the routine rental of homes in a “single residence district” violated a town’s zoning laws. Unlike the Pennsylvania case, which involved a property used exclusively for short-term rentals, the Massachusetts case involved the primary residence of a family, which had been used as a short-term rental accommodation 65 times over a period of 2 years. In support of this ruling, the Massachusetts Court instructed that it was reasonable for the town to determine that the terms “one family detached house” and “single residence district” imply “a measure of permanency that is inconsistent with more ‘transient’ uses.” Quoting Webster’s Dictionary, the Court noted that the term “residence” is commonly understood to mean “the place where one actually lives as distinguished from his domicile or a place of temporary sojourn.” The Court also quoted the Pennsylvania Supreme Court’s decision in *Slice of Life* in support of the conclusion that the combined use of the terms “family” and “residence” “clearly and unambiguously excluded, in pertinent part, purely transient uses of property in [a residential zoning district].”

The Supreme Court of New Hampshire and Wisconsin Court of Appeal have similarly ruled.

Consistent with the foregoing decisions, the Website of the City of Dunedin, Florida includes the following statement:

Why are short-term rentals or transient uses prohibited in residential zoning districts?

The intent of each residential zoning district in the City of Dunedin is to protect and preserve the integrity and value of existing stable residential neighborhoods. Conflict occurs when transient uses, tourist oriented uses or commercial uses

operate within residential neighborhoods or zoning districts that do not specifically allow for such tourist or transient uses. The health, safety and welfare of residents and owners in residential zoning districts may be detrimentally affected by short-term rentals. Short-term rentals are a commercial use. Short-term rentals are a tourist oriented business enterprise that is inconsistent with a residential neighborhood and there exists in the city adequate opportunity for businesses investing in short-term rentals or tourist-based activities within the appropriate zoning districts within the city.

In the absence of the adoption of the Hosted STR Ordinance, Malibu's City Council can similarly conclude that Malibu's zoning laws preclude short-term rental of homes in residential neighborhoods to transient visitors.

The Hosted STR Ordinance is a compromise between residents opposed to the short-term rental of homes in residential neighborhoods and moneyed special interests who seek to turn Malibu's residential neighborhoods into enclaves of mini-hotels, with the city receiving millions of dollars in Transient Occupancy Tax. If the Hosted STR Ordinance is not approved by the CCC, the Malibu City Council will retain the ability to direct the City Manager to require the strict enforcement of Malibu's existing zoning laws in the manner that the city's former City Managers have failed to do. Indeed, at a recent City Council meeting, that is precisely what the City Council unanimously voted to do – to continue to pursue the adoption of the Hosted STR Ordinance and to pursue avenues for the strict enforcement of Malibu's existing zoning laws in the event that the Hosted STR Ordinance fails to secure the approval of the CCC based on the misinformed view of the CCC's staff.

For the reasons set forth above, I urge you to approve Malibu's proposed Hosted STR Ordinance so that the City of Malibu can provide the permanent residents of its rural neighborhoods with the quality of life they deserve in accordance with the zoning laws adopted with the approval of the Coastal Commission after Malibu became a city for the purpose of preserving its rural character – as codified in Malibu's Vision Statement and Mission Statement.

Respectfully,

/s/ Bruce Silverstein

Bruce L. Silverstein*

* I was elected to the Malibu City Council in November of 2020, and I am currently serving as *Mayor Pro Tem*. I am submitting my comments in my personal capacity as a resident of Malibu, and not in my official capacity as *Mayor Pro Tem*.

From: SouthCentralCoast@Coastal
To: Gonzalez_Denise@Coastal
Subject: FW: Public Comment on August 2022 Agenda Item Friday 10a - City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals).
Date: Friday, August 5, 2022 12:46:54 PM

From: bruce@brucesilverstein.org <bruce@brucesilverstein.org>
Sent: Friday, August 5, 2022 11:24 AM
To: SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>
Cc: 'Steve McClary' <smcclary@malibucity.org>; trevor.rusin@bbklaw.com
Subject: RE: Public Comment on August 2022 Agenda Item Friday 10a - City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals).

Honorable Members of the Coastal Commission:

This submission supplements my submission of August 3, 2022 (below). The purpose of this supplemental submission is to dispel the inaccuracy of the CCC Staff's assertion, on page 17 of the Staff Report, that "short-term rental of residential property is allowed in the City so long as the property is registered with the City and Transient Occupancy Tax (TOT) is adequately remitted." This statement is incorrect.

As explained below, and in my submission of August 3, 2022, the proper construction of Malibu's existing zoning code (previously approved by the CCC) prohibits the short-term rental of homes in residential neighborhoods to transient visitors, but prior City Managers of Malibu have been malfeasant in their failure to enforce Malibu's existing zoning laws to protect the health, safety, and welfare of the community.

The CCC Staff appears to labor under the misapprehension that the fact that prior Malibu City Managers have failed to enforce the applicable zoning laws and opted to collect TOT from the short-term rental of single-family homes in residential neighborhoods somehow overrides the plain language of Malibu's zoning laws. Aside from the fact that no City Manager possesses the unilateral authority to override the City's zoning laws, Section 3.24.060 of the Malibu Municipal Code expressly states that the registration of a property as a "hotel" for purposes of the TOT statute does not constitute a "permit" to engage in short-term rental activity. Moreover, by classifying properties subject to TOT as "hotels," the TOT Ordinance buttresses (and does not impair) the force of the point that the short-term rental of homes in residential neighborhoods is prohibited by Malibu's existing zoning laws – which plainly

do not permit “hotels” in residential neighborhoods. In essence, Malibu’s collection of TOT from illegal hotels in residential neighborhoods is no different than the federal government’s collection of income tax from the sale of street drugs, prostitution, and other illegal activity. The collection of taxes does not legalize otherwise illegal activity – but the failure to pay taxes on profits from illegal activity is, itself, a crime (as evidenced by the storied conviction of Al Capone).

When the proper application of Malibu’s existing zoning laws is considered, it is apparent that the proposed Hosted STR Ordinance does not restrict any short-term rental activity that is currently permitted by applicable law. Rather, the proposed Hosted STR Ordinance affirmatively permits a certain degree of short-term rental activity that is currently prohibited by applicable law, while providing clear guidance to the City Manager to otherwise enforce the existing zoning laws that prohibit the short-term rental of single-family homes in residential neighborhoods that is not expressly permitted by the proposed Hosted STR Ordinance. In the absence of the CCC’s approval of the proposed Hosted STR Ordinance, the Malibu City Council will have no choice but to direct the City Manager to take action to achieve the strict enforcement of Malibu’s existing zoning laws, which impose a blanket prohibition of the short-term rental of single-family homes in residential neighborhoods. That is the diametric opposite result of that sought by the CCC Staff.

Anyone who has followed the history of Malibu’s currently proposed Hosted Ordinance knows it is a compromise between residents opposed to the short-term rental of homes in residential neighborhoods and moneyed special interests who seek to turn our residential neighborhoods into enclaves of mini-hotels, with the city receiving millions of dollars in Transient Occupancy Tax.

By way of background, the use of the TOT Ordinance to generate income from short term rentals, rather than enforce the clear terms of the zoning laws against this misuse of single-family homes in residential neighborhoods has its genesis in a 2009 recommendation to the City Council by the Administration & Finance Subcommittee prepared by Reva Feldman, who was then the Administrative Services Director. Christie Hogin was the City Attorney at that time, and there is no record of her advising the City Council of the indisputably correct proposition (as explained in mt submission of August 3) that it would be a reasonable reading of Malibu’s zoning laws to prohibit short-term rentals in residential neighborhoods to transient visitors – advice that the City Council

required to make a properly informed decision. Nor is there any evidence that Ms. Hogin provided that advice to the City Council when it approved the Hosted STR Ordinance that is now before the CCC.

Along with multiple residents who preferred the total preclusion of short-term rentals in residential neighborhoods, I opposed the Hosted Ordinance. Instead, I advocated the strict enforcement of Malibu's existing zoning code, which does not permit the regular and systematic short-term rental of homes in residential neighborhoods to transient visitors. I was joined in that argument by Bill Sampson (a resident, lawyer, and potential City Council candidate this year) and multiple residents who understood that they should not believe everything they were told by the City Staff. Among other things, Bill Sampson and I also warned that the CCC Staff would likely recommend against approval of the proposed Hosted STR Ordinance, despite its compromise provisions. We repeatedly advocated that enforcement of Malibu's existing Zoning laws does not require CCC approval, and that Malibu also could adopt a general ordinance that was not an amendment to the LCP, without involving the CCC. As too often occurs, our arguments fell on deaf ears.

Notwithstanding our protests, the former City Council adopted the proposed Hosted STR Ordinance, and the CCC Staff is now recommending that the CCC reject the Hosted STR Ordinance unless it is further weakened to permit greater availability of short-term rentals in our residential neighborhoods. If the CCC does not approve the proposed Hosted STR Ordinance, Malibu City Council will be forced to direct the City Manager to begin a policy of strict enforcement of Malibu's existing zoning laws to strictly prohibit the short-term rental of homes in residential neighborhoods to transient visitors – which is the diametric opposite of the result the CCC Staff seeks to achieve.

While the issue of regulating short-term rentals has bounced around for many years, it came to a head in the Fall of 2018, when the Malibu City Council reluctantly bowed to the will of the residents and directed the City Staff to investigate potential options for banning short-term rentals, the potential impacts of a ban, including the loss of TOT (from illegal activity), the approaches of other coastal cities to dealing with short-term rentals, and the state of litigation over those issues. Because they were denied critical legal guidance from the City Attorney, the City Council did not direct the staff to explore was the option of simply enforcing the City's existing laws that already prohibited the regular and systematic rental of homes in residential

neighborhoods to transient visitors.

In 2019, a short-term rental ordinance of the City of Santa Monica survived legal challenge. The Santa Monica ordinance affirmatively authorizes short-term rentals in residential neighborhoods but requires the presence of an onsite host within the dwelling unit that is rented on a short-term basis. As a practical matter, the Santa Monica ordinance substantially curtails the short-term rental of single-family residences without banning them altogether. Based on the judicial imprimatur of the Santa Monica ordinance, consideration of an outright ban on short-term rentals in residential neighborhoods in Malibu shifted to consideration of a hosted ordinance akin to the Santa Monica model. Recognizing that the Santa Monica model would likely curtail most short-term rentals in Malibu with their lucrative Transient Occupancy Tax, however, the City Manager proposed an ordinance that is less restrictive than the Santa Monica model. From that point on, the City Council set its sights on an ordinance that would require a “host” to live onsite at the property during the rental, but not to require the person to be within the dwelling unit as required in Santa Monica. Thus, the proposed adoption of the Santa-Monica model was the first compromise proposed by the City Council, and the dilution of the Santa Monica model was a further compromise that favored the proliferation of short-term rentals in Malibu.

On August 10, 2020, the City Council held a public hearing to consider an interim ordinance while the proposed Hosted Ordinance was being processed. The Staff Report for that meeting falsely stated that “***The proposed ordinance does not change the uses currently allowed in the City, and instead, imposes regulations to address nuisance issues and impacts on neighborhoods.***” This is the same falsehood repeated on page 17 of the CCC’s Staff Report. In fact, as of August 10, 2020, Malibu had no ordinance that affirmatively permitted short-term rentals of homes in residential neighborhoods, and that is precisely what the interim ordinance accomplished.

Multiple residents spoke publicly about the falsehood of the city’s portrayal of the interim ordinance.

According to the minutes of the meeting:

Bill Sampson stated short-term rentals were not a permitted use in a residential zone. He stated short-term renters were not part of the community. He indicated opposition to allowing short-term rentals to continue.

<https://youtu.be/NAQ0xWfG5Mc?t=9868> 2:44:28 to 2:44:45

Bruce Silverstein indicated opposition to the proposed interim ordinance. He stated the Santa Monica-style home sharing ordinance did not need to be submitted to the CCC as a Local Coastal Program Amendment (LCPA). He stated the City should enforce the home sharing ordinance and let the CCC sue the City if it had issues. He stated existing law did not allow short-term rentals.

<https://www.youtube.com/watch?v=NAQ0xWfG5Mc&t=11240s> 3:07:20 to 3:10:36

The minutes also reflect the following:

Beatrix Zilinskas indicated opposition to the proposed interim ordinance. She stated residential zoning did not allow short-term rentals. . . .

<https://youtu.be/NAQ0xWfG5Mc?t=12143> 3:22:30 to 3:23:51

Kraig Hill indicated . . . opposition for commercial short-term rentals. He stated there was legal precedent for restricting short-term rentals without going to the CCC.

<https://youtu.be/NAQ0xWfG5Mc?t=11956> 3:19:20 to 3:19:47

Graeme Clifford stated the question was whether the City should be a community or a collection of small hotels. He stated neighbors needed to find other ways to make money instead of inconveniencing their neighbors. He stated an interim ordinance should not be adopted. He stated the City should not rely on TOT revenue.

No member of the City Council so much as acknowledged these comments, much less sought to refute them. It is unclear that they even understood the comments, as the City Attorney made no effort to educate the City Council respecting the true state of the law – which is one of the reasons I ran for a seat on the City Council in 2020 (which I won). Making matters worse, the City Attorney tacitly endorsed the staff's report by failing to speak up – even though she knew full well that there was, at least, a substantial

argument that the staff report was incorrect.

On September 14, 2020, the City Council directed staff to make various changes that materially weakened the proposed Hosted Ordinance. As I stated at the hearing, the further changes to the Hosted Ordinance created exceptions that largely swallowed the minimal restrictions of the already compromised proposal. <https://youtu.be/4mG-chkNJo8?t=9999> 2:46:45 to 2:49:57.

On September 29, 2020, the City Council adopted an interim ordinance to be in effect pending approval of the Hosted STR Ordinance. As reported by the city, “the Enforcement Ordinance establishes a short-term rental permit system and prohibits all STR activity as of January 15, 2021, unless conducted pursuant to a valid STR permit and in compliance with the ordinance.” Again, this was a false narrative. In fact, the interim ordinance represented the first time that a city ordinance affirmatively authorized short-term rentals in residential neighborhoods in Malibu – all in the guise of a false claim that the ordinance regulated already permissible activity.

<https://youtu.be/Q5R6CwqS9as?t=5461> (me) 1:31:00 to 1:33:41.

The 2020 City Council election occurred on Tuesday, November 3, 2020. That night, the preliminary election results reflected that Steve Uhring and I were likely to be elected. Indeed, from that point forward, the City Manager and City Attorney referred to us as presumptive City Councilmembers elect. As a result of the election, three of five Councilmembers would be replaced effective December 14, 2020.

Just two days after the City Council election, on November 5, 2020, the lame duck City Council met to consider the proposed Hosted STR Ordinance. Rather than wait the minimal time required to permit the newly-elected City Council to consider the ordinance, the lame duck City Council bulled ahead with its agenda.

The very first recital of the Hosted STR Ordinance states that “the City of Malibu allows residential property to be rented on a short-term basis for periods of 30 days or less.” In public comment, both Bill Sampson and I noted that this recital, among others, was incorrect – unless, of course, by stating that “the City allows” this practice, the recital simply meant that the City has failed to enforce the law that prohibits that practice. Perhaps, that is what is meant by the similar statement on page 17 of the CCC Staff’s report.

The Minutes of the Meeting of November 5, 2020 state, among other things:

Bill Sampson stated the recitals for the ordinance were not accurate. He stated STRs were not currently allowed in the Malibu Municipal Code.

<https://youtu.be/Z961L-totCM?t=5062> 1:24:24 to 1:25:23

Also:

Bruce Silverstein stated some of the recitals were incorrect. He stated STRs were illegal in residential zones. He stated this ordinance would create a new property right and had many loopholes. He stated it was time for the Council to take action.

...

He stated the interim STR ordinance previously adopted was imprudent and unlawful. He stated the Council should have approved an enforcement-only ordinance. He stated the interim ordinance changed the zoning without the approval of the [Coastal Commission].

<https://youtu.be/Z961L-totCM?t=5251> 1:27:31 to 1:29:50

Ultimately, the question was called, and the motion carried 4-0 – with two of the four votes coming from lame duck Councilmembers. Expressing reservations about the proposed ordinance and favoring that the matter be passed to the next City Council, Jefferson Wagner (also a lame duck Councilmember) abstained.

The Second Reading of the Hosted STR Ordinance was on November 23, 2020, which was the very last meeting of the lame duck City Council. In advance of the November 23 meeting, Bill Sampson submitted written public comments that included the following:

Section 1. Recitals

A. Your recitation that the city allows short term rentals already is a lie. Why base an ordinance on this lie? Current zoning does NOT permit such use and never has since the

day the city came into existence.

D. Your recitation that owners have resisted enforcement is also a lie. The City has NEVER attempted any enforcement of a violation of Title 17 against any owner of a single family residence for using that residence as a motel, or as you euphemistically characterize it, as a short term rental. Why lie?

Left out of the recitals were the requests of many of us, antedating the recital of council meetings starting in recital E, asking staff and the council to simply enforce existing law. Staff and the council have failed and refused to act lawfully but instead ignored the problem that has now metastasized throughout the city. As a body you are bringing us cancer with this.

I spoke at the meeting and offered similar commentary. As the Minutes of the November 23, 2020 meeting reflect:

Bruce Silverstein stated . . . short-term rentals (STRs) in residential zones were unlawful. He expressed concern the ordinance would legitimize STRs. He questioned if anyone drafting or approving the ordinance financially benefited from STRs.

<https://youtu.be/RSaUmVauZIE?t=9230> 2:33:50 to 2:34:34

Following public comment, the lame duck City Council approved the proposed Hosted STR Ordinance by a vote of 4-0, with Jefferson Wagner again abstaining.

Here we are now, nearly two years later. As I had warned, the CCC Staff is advocating that the CCC reject the Hosted STR Ordinance if Malibu does not further weaken the already anemic restrictions of the proposed Hosted STR Ordinance.

As I stated earlier, if the CCC does not approve the proposed Hosted STR Ordinance, the Malibu City Council will be left with no choice but to direct the City Manager to begin a policy of strict enforcement of the Zoning Code embedded in the Malibu Municipal Code. As explained in my submission of August 3, 2022, that is the approach that has been taken

elsewhere, including in towns in Pennsylvania, Massachusetts, New Hampshire, and Wisconsin. When a proper argument is presented to the California Supreme Court, there is a good chance that it will add its voice to the chorus of other Supreme Courts that have sided with residents over profiteers – especially when the curtailment of short-term rentals in residential neighborhoods will increase the housing stock available for long-term residents in a state with a desperate housing shortage.

For the reasons set forth above and in my prior submission of August 3, 2022, I respectfully urge you to approve Malibu’s proposed Hosted STR Ordinance, which strikes a sensible and appropriate balance between the needs of Malibu’s residents (already accounted for in Malibu’s existing zoning laws), and providing overnight accommodations for transient visitors.

Respectfully,

/s/ Bruce Silverstein

Bruce L. Silverstein*

* I was elected to the Malibu City Council in November of 2020, and I am currently serving as *Mayor Pro Tem*. I am submitting my comments in my personal capacity as a resident of Malibu, and not in my official capacity as *Mayor Pro Tem*.

From: Bruce Silverstein <bruce@brucesilverstein.org>

Sent: Wednesday, August 3, 2022 12:26 PM

To: southcentralcoast@coastal.ca.gov

Cc: Steve McClary <smcclary@malibucity.org>; trevor.rusin@bbklaw.com

Subject: Public Comment on August 2022 Agenda Item Friday 10a - City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals).

Honorable Members of the Coastal Commission:

I write in support of proposed City of Malibu Local Coastal Program (LCP) Amendment No. LCP-4-MAL-20-0083-2 (the “Hosted STR Ordinance”). I understand that the Staff of the California Coastal Commission (the “CCC”) is recommending that the CCC deny approval of the Hosted STR

Ordinance, as submitted. For the reasons set forth herein below, I respectfully urge the CCC to approve the proposed Hosted STR Ordinance notwithstanding the Staff's contrary recommendation.

As a general matter, the proposed Hosted STR Ordinance permits individuals who own homes in Malibu to "host" paying guests for short-term rentals that will be supervised in a manner that does not disrupt the character of Malibu's rural residential neighborhoods. When adopted, the Hosted STR Ordinance will have no impact on legitimate short-term rentals by residents who are willing to share their homes with transient visitors and will put an end to the unlawful and predatory activities of investment companies that are gobbling up homes in residential neighborhoods and transforming them into high-priced mini-hotels – many of which also are "party houses" that destroy the peace and tranquility of the residential neighborhoods in which they are situated. In essence, the unlawful activity the Hosted STR Ordinance is designed to curtail is transforming areas of Malibu that are zoned residential into commercial visitor-serving zones that extend far beyond the boundaries of the areas Malibu and the CCC previously designed for such activity.

The Hosted STR Ordinance is the product of a multi-year process through which the residents of the City of Malibu have reached a substantial compromise between and among varied competing views and interests pertaining to short term rentals in residential neighborhoods in Malibu. The Staff of the CCC has wrongly determined that approval of the Hosted STR Ordinance will reduce the availability of affordable overnight access to the California Coastline. The Staff is wrong for two separate and independent reasons.

First, contrary to the view of the Staff, the Hosted STR Ordinance affirmatively permits short-term rentals in residential neighborhoods in Malibu that are otherwise unlawful pursuant to Malibu's existing zoning laws, which Malibu's prior City Managers have wrongfully failed to enforce in the past, and which the City Council is now poised to insist upon strict enforcement if the Hosted STR Ordinance is not adopted. In other words, adoption of the Hosted STR Ordinance will **increase** the availability of **lawful** short-term rentals in Malibu, and not reduce that availability.

Second, although there currently are many [unlawful] short-term rentals in Malibu that will be curtailed by the adoption of the Hosted STR Ordinance, most of the short-term rentals that will be curtailed are hardly affordable to the

average person who seeks to stay overnight in Malibu – with many renting for well over \$1,000 per night. For the most part, short-term rentals in Malibu are such that only the wealthiest individuals can afford them – i.e., the proverbial “Top 1 Percent.” The mission of the CCC is to assure coastal access to the average member of society, and not to cater to the rich and famous.

Moreover, and most importantly, the Hosted STR Ordinance is designed to improve the quality of life for the residents of Malibu, whose quiet enjoyment of their neighborhoods has been disturbed by a short-term rental industry that is converting single-family homes in residential neighborhoods into mini-hotels that are inconsistent with the zoning laws adopted by the City of Malibu and approved by the CCC to protect the character of the residential neighborhoods in a rural coastal town.

It is upon the first and last points above that I focus the balance of this submission.

I begin with the noncontroversial proposition that Malibu’s zoning laws are designed to protect the health, safety, peace, tranquility, stability, and natural environment of Malibu’s residential neighborhoods. The short-term rental of homes in residential neighborhoods to transient visitors is antithetical to the objectives of Malibu’s zoning laws.

As explained below, my view is supported by the plain language of the Malibu Municipal Code (approved by the CCC), by decisional law of the highest courts of multiple states construing similar zoning laws, and by common sense.

People live in Malibu for its rural character. The importance of this objective is generally codified in Malibu’s Vision Statement and Mission Statement (both a part of the Malibu Municipal Code, and both approved by the CCC), and is more specifically codified in provisions of the Malibu Municipal Code that establish the Purpose of the “Single-Family Density” and “Rural Residential” Zoning Districts, which make up the majority of Malibu’s residential property. As stated in the Municipal Code:

The intent of the district is to enhance the rural characteristics of the community by maintaining low density residential development in a manner which respects surrounding property owners and the natural environment.

Malibu's zoning laws also set forth the permissible uses of property. Any use of property not affirmatively permitted by Malibu's zoning laws is prohibited. Malibu's zoning laws do not affirmatively permit short-term rental of homes in residential neighborhoods to transient visitors. **Moreover, I submit that a single-family dwelling unit that is used as a short-term rental to transient visitors is a "tourist home" – which is a term used in the Transient Occupancy Tax Ordinance, and which is not a permitted use in districts zoned as residential.**

The highest courts in multiple states have sided with towns that construed their zoning laws to prohibit short-term rental of homes in residential neighborhoods. Intermediate appellate courts in other states, including California, have similarly ruled. Recent decisions of the California Court of Appeal have established potential roadblocks to enforcing Malibu's existing zoning laws to preclude short term rentals, but those decisions can be distinguished, and the California Supreme Court has yet to weigh in on the subject.

The most in-depth analysis of the issue by a state's highest court is the Pennsylvania Supreme Court's 2019 decision in *Slice of Life, LLC v. Hamilton Township Zoning Hearing Board*. In that case, the Pennsylvania Supreme Court agreed that a town's zoning laws precluded a single-family residence from being used exclusively for short-term rentals. As the Pennsylvania Court explained:

In this discretionary appeal, we must determine whether a zoning ordinance that defines "family" as requiring "a single housekeeping unit" permits the purely transient use of a property located in a residential zoning district. This question arises based on the increasingly popular concept of web-based rentals of single-family homes to vacationers and other transient users for a few days at a time. . . . For the reasons that follow, we conclude that pursuant to this Court's prior decisions . . . , the purely transient use of a house is not a permitted use in a residential zoning district limiting use to single-family homes by "a single housekeeping unit."

Section 17.02.060 of the Malibu Municipal Code similarly defines the term "Family" to mean "one or more individuals occupying a dwelling unit and

living as a single household.” Not precisely the same words as the Hamilton Township ordinance, but close enough for government work.

Slice of Life involved an investor who purchased a single-family residence that was used exclusively for short-term rentals. Concluding that the exclusive use of property for short-term rentals was not a Single-Family Residential use, the Pennsylvania Supreme Court focused on the functional differences between a permanent resident and a transient visitor. The Pennsylvania Supreme Court relied upon a prior opinion involving a halfway house in a residential neighborhood, in which the Court had explained that “the very benefit of and purpose behind the creation of residential zoning districts was to ‘create residential neighborhoods in which the residents may develop a sense of community and a shared commitment to the common good of that community,’ and that “[i]n the absence of ‘stability and permanence’ of the individuals residing in those districts, ‘the goal is necessarily subverted.’”

Expanding upon that concept, the Pennsylvania Supreme Court added:

The permanence and stability of people living in single-family residential zoning districts creates a sense of community, cultivates and fosters relationships, and provides an overall quality of a place where people are invested and engaged in their neighborhood and care about each other. This is a place where children can play together, neighbors can know each other and look out for one another, and people can enjoy the “quiet seclusion” of their homes.

The Pennsylvania Supreme Court also quoted a 1974 decision of the United States Supreme Court, which offered the following endorsement of residential zoning laws:

A quiet place where yards are wide, people few, and motor vehicles restricted are legitimate guidelines in a land-use project addressed to family needs. This goal is a permissible one . . . The police power is not confined to elimination of filth, stench, and unhealthy places. It is ample to lay out zones where family values, youth values, and the blessings of quiet seclusion and clean air make the area a sanctuary for people.

The Pennsylvania Supreme Court also found support for its decision in

the 1991 decision of the California Court of Appeal in *Ewing v. City of Carmel-By-The-Sea*, in which the court observed that short-term rentals of homes located in a single-family residential zoning district “undoubtedly affect the essential character of a neighborhood and the stability of a community.” As the court explained in *Ewing*:

Short-term tenants have little interest in public agencies or in the welfare of the citizenry. They do not participate in local government, coach little league, or join the hospital guild. They do not lead a Scout troop, volunteer at the library, or keep an eye on an elderly neighbor. Literally, they are here today and gone tomorrow—without engaging in the sort of activities that weld and strengthen a community.

Ewing involved a challenge to the validity of a newly enacted ordinance that explicitly barred short-term rentals in residential neighborhoods. The history of the ordinance in *Ewing* included the following:

“The purpose of the R-1 District is to provide an appropriately zoned land area within the City for permanent single-family residential uses and structures and to enhance and maintain the residential character of the City.”

“Commercial use of single-family residential property for such purposes create unmitigable, adverse impacts on surrounding residential uses including, but not limited to, increased levels of commercial and residential vehicle traffic, parking demand, light and glare, and noise detrimental to surrounding residential uses and the general welfare of the City. Such commercial use may increase demand for public services, including, but not limited to, police, fire, and medical emergency services, and neighborhood watch programs.”

All of the foregoing is equally true of Malibu – which lends further support for construing our existing zoning laws to preclude the regular and systematic rental of homes in residential neighborhoods to transient tourists.

The highest Court of Massachusetts later decided *Styller v. Zoning Board of Appeals of Lynnfield*, which sustained the town of Lynnfield’s determination that the routine rental of a home in a “single residence district” violated the

town's zoning laws. agreed that the routine rental of homes in a "single residence district" violated a town's zoning laws. Unlike the Pennsylvania case, which involved a property used exclusively for short-term rentals, the Massachusetts case involved the primary residence of a family, which had been used as a short-term rental accommodation 65 times over a period of 2 years. In support of this ruling, the Massachusetts Court instructed that it was reasonable for the town to determine that the terms "one family detached house" and "single residence district" imply "a measure of permanency that is inconsistent with more 'transient' uses.'" Quoting Webster's Dictionary, the Court noted that the term "residence" is commonly understood to mean "the place where one actually lives as distinguished from his domicile or a place of temporary sojourn." The Court also quoted the Pennsylvania Supreme Court's decision in *Slice of Life* in support of the conclusion that the combined use of the terms "family" and "residence" "clearly and unambiguously excluded, in pertinent part, purely transient uses of property in [a residential zoning district]."

The Supreme Court of New Hampshire and Wisconsin Court of Appeal have similarly ruled.

Consistent with the foregoing decisions, the Website of the City of Dunedin, Florida includes the following statement:

Why are short-term rentals or transient uses prohibited in residential zoning districts?

The intent of each residential zoning district in the City of Dunedin is to protect and preserve the integrity and value of existing stable residential neighborhoods. Conflict occurs when transient uses, tourist oriented uses or commercial uses operate within residential neighborhoods or zoning districts that do not specifically allow for such tourist or transient uses. The health, safety and welfare of residents and owners in residential zoning districts may be detrimentally affected by short-term rentals. Short-term rentals are a commercial use. Short-term rentals are a tourist oriented business enterprise that is inconsistent with a residential neighborhood and there exists in the city adequate opportunity for businesses investing in short-term rentals or tourist-based activities within the appropriate zoning

districts within the city.

In the absence of the adoption of the Hosted STR Ordinance, Malibu's City Council can similarly conclude that Malibu's zoning laws preclude short-term rental of homes in residential neighborhoods to transient visitors.

The Hosted STR Ordinance is a compromise between residents opposed to the short-term rental of homes in residential neighborhoods and moneyed special interests who seek to turn Malibu's residential neighborhoods into enclaves of mini-hotels, with the city receiving millions of dollars in Transient Occupancy Tax. If the Hosted STR Ordinance is not approved by the CCC, the Malibu City Council will retain the ability to direct the City Manager to require the strict enforcement of Malibu's existing zoning laws in the manner that the city's former City Managers have failed to do. Indeed, at a recent City Council meeting, that is precisely what the City Council unanimously voted to do – to continue to pursue the adoption of the Hosted STR Ordinance and to pursue avenues for the strict enforcement of Malibu's existing zoning laws in the event that the Hosted STR Ordinance fails to secure the approval of the CCC based on the misinformed view of the CCC's staff.

For the reasons set forth above, I urge you to approve Malibu's proposed Hosted STR Ordinance so that the City of Malibu can provide the permanent residents of its rural neighborhoods with the quality of life they deserve in accordance with the zoning laws adopted with the approval of the Coastal Commission after Malibu became a city for the purpose of preserving its rural character – as codified in Malibu's Vision Statement and Mission Statement.

Respectfully,

/s/ *Bruce Silverstein*

Bruce L. Silverstein*

* I was elected to the Malibu City Council in November of 2020, and I am currently serving as *Mayor Pro Tem*. I am submitting my comments in my personal capacity as a resident of Malibu, and not in my official capacity as *Mayor Pro Tem*.

From: SouthCentralCoast@Coastal
To: Gonzalez_Denise@Coastal
Subject: FW: Public Comment on August 2022 Agenda Item Friday 10a - City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals)
Date: Friday, August 5, 2022 2:22:46 PM
Attachments: [KHill toCCC reMalibu STRs.pdf](#)

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

From: K Hill <kraig.malibu@gmail.com>
Sent: Friday, August 5, 2022 1:57 PM
To: SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>
Subject: Public Comment on August 2022 Agenda Item Friday 10a - City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals)

Honorable Members of the California Coastal Commission,

Please find attached my 4-page memo on the Malibu's proposed Hosted STR ordinance amending the LCP.

Respectfully,
Kraig Hill

BY EMAIL ONLY

August 4, 2022

CALIFORNIA COASTAL COMMISSION
SOUTH CENTRAL COAST DISTRICT OFFICE
89 S. CALIFORNIA STREET SUITE 200
VENTURA, CA 93001-4508

**MEMO in support of
proposed City of Malibu Local Coastal Program (LCP) Amendment
No. LCP-4-MAL-20-0083-2 (“Hosted STR Ordinance”)**

Honorable Members of the California Coastal Commission,

I write to you not in my role as Chair of the Planning Commission, but as a resident of Malibu for most of the past 60 years (with stints elsewhere for things like law school and graduate studies in coastal zone management). In this memo I discuss *potential harms and benefits* of permitting STR’s in Malibu, from a real-life perspective. I leave the legal argumentation to Bruce Silverstein, as his memo¹ makes an excellent case for the proposition that the City’s proposal already represents the most reasonable compromise between *visitor-serving* and *community-preserving* interests – that balance having already been hashed out and refined through multiple public fora, over several years, by forces both pro-STR and con. My intent here is to provide some real-world detail to complement his analysis.

Real, significant harms of STR’s, already occurring

Throughout the public discussion, and as reflected in Coastal’s staff report, there has been an emphasis on Malibu as a touristic and recreational destination. There has been insufficient recognition that Malibu, at heart *and* in terms of objective numbers, is a small town – a series of even smaller residential neighborhoods linked together – whose General Plan and LCP employ the word “rural” a total of 104 times. We are a quiet, historically tight-knit community of under 10,000 residents, which nonetheless still manages to host 15 million visitors annually.² We are not some *Disneyland-by-the-Sea* that happens to have a few inconsequential residential squatters.

My own neighborhood represents a microcosm of what STR’s are doing to Malibu. I live in the hills, on a rustic, one-lane private road that serves 30 houses along its half-mile length. Throughout most of my decades here, I knew every resident on my road. Virtually all of them were friends, or at least, someone from whom I could borrow the proverbial cup of sugar. That started

¹ Silverstein email to CCC of Wed, Aug 3, 2022 at 12:25 PM.

² <https://lasttheplace.com/2022/03/17/the-ultimate-malibu-beach-vacation/>

changing about a decade ago, when the City Manager began allowing overnight rentals in residential neighborhoods. After that, she began actively seeking transient occupancy tax – in blatant contravention of the ban on commercial activities in residential zones.

The result is that today, while I still have a few friends on my road, the occupants of the majority of the 30 houses are unknown to me. A few of the houses have become investment properties or second homes; but at least 1/3 of them have been converted to STR's: ghost houses filled with – well, I would call them “zombies” because they suck the *community* out of the neighborhood – but the word “zombies” might convey the wrong idea, insofar as they tend to move slowly and aren't typically known to drive aggressively up and down narrow lanes full of nannies pushing strollers and senior citizens walking their dogs. We have new strangers almost every night, erratically speeding in their rental cars. (Some of us refer to such vehicles “Strange Rovers.”)

Of the 10+ STR's on my road of 30 houses, only one is owner-occupied; the rest are miniature hotels with absentee owners, with virtually no practical oversight. If a renter accidentally started a fire and tried to call 911, the first thing they'd find is that there's no cell reception here – and they wouldn't know where to drive to find reception. If they then tried to run to a neighbor's house to find help, they'd have a <50% chance of finding an actual resident home. Then, if that fire were to burn down the greater neighborhood of ~300 homes, I doubt that airbnb has anywhere posted a bond to rebuild that \$1.5 Billion worth of homes. Turning our residential neighborhoods into *ad hoc* party hotels is a recipe for mass disaster, because no one is accountable to anyone in the neighborhood.

The most recent, reliable number I've heard (from realtors) is that ~800 homes are rented as STR's, out of a total stock of 5,800 housing units.³ That's at least 14%, possibly more than 16%.⁴ When added to the portion of houses without primary residents,⁵ that means that 25-30% of the houses in Malibu no longer contain *community members*. Nor do they contain students that can attend public schools. Nor first responders, service workers, local business people or any of those who keep a community and its visitor-serving businesses humming. All that those houses ever contain are rich people from other jurisdictions, ephemerally. Or they contain just the dust that gathers therein, while their nominal value is traded around in virtual financial markets.

It would be understandable if the Commission hasn't yet fully appreciated the depths of community in Malibu that STR's violate, because the City's own staff report⁶ gave relatively short shrift to issue of community. Instead, it gave substantial weight to the third-party Raftelis financial report, which the public roundly criticized as having been myopic. The staff report was written by the City's finance department, which provided an oddly narrow perspective on what should more essentially be a matter of planning and zoning. In the report, for instance, the words “neighbor” or “neighbors” appear only five times in 100+ pages. None of the words “stranger,”

3 *Malibu Times*, August 2020.

4 Considering Malibu's low 36% Census participation, former Planning Commissioner Chris Marx and I ran some back-of-envelope numbers, and figured that the actual number of STR units may be as much as double (~900) what's been reported by Host Compliance (452, as of 2021; see City staff report accompanying final version of STR ordinance passed).

5 E.g., Pacasa, 2nd homes, Real Estate Investment Trusts, etc.

6 Sept. 2020, in advance of the final STR Ordinance.

“speculator,” “commodity,” or “investment” appear in the report at all. But there are dollar signs all over the place. The implicit narrative of the report was mainly about how much transient occupancy tax the City would either keep or forego.

Misidentified benefits of “visitor serving” STR’s

Definitionally, there are several categories of interests under the rubric “visitor serving.” It appears that Commission staff is largely focused on *affordable overnight accommodations*, while Malibu is already exceptionally and remarkably visitor-serving with respect to *day use*.

Malibu’s ratio of annual visitors to residents is roundly 15,000,000⁷ to 10,000;⁸ that’s 1,500 visitors per resident. It’s difficult to imagine that any coastal community in California serves as many visitors per *resident capita* as Malibu already serves. If there are any, I would request that Commission staff share with the public, as part of their oral staff report, a listing of those cities in California that have a higher *visitor per resident* ratio than has Malibu.

Malibu’s literal *service* to the broader public is already above and beyond the call that any town should be required to answer. It just happens to be based in day use, rather than any use that requires overnight accommodations. This is partly a function of Malibu’s relative proximity to the greater Southern California area of approximately 25 million residents. Many of those residents have short-lists of potential recreational activities which include going to the beach, the most popular activity that Malibu offers to the public.

The daytime prominence of Malibu’s service is based on the fact that, for the vast majority of those 15 million annual visitors, the distance to Malibu is appropriate for a day trip, not an overnight stay – especially not an overnight stay that might cost the same price as one’s entire monthly rent, and especially when one has the option of driving home instead.

Another reason for the daytime prominence of Malibu’s service is that core activities such as beach-going and hiking can necessarily happen only during daylight. Relatedly – and importantly – there is almost nothing to do in Malibu at night. Restaurants’ last service is typically no later than 10 PM (the venue that usually stays open the latest in all of Malibu is the resident-serving Ralphs Market that closes at 1 AM). It’s not as though there are a slew of bars that close at 2 AM – there are none – for which one might need a nearby accommodation. The latest activity that most of those 15 million annual visitors would come to Malibu for is dinner, which would still be not too late for most of those visitors to drive home from.

Theoretically, there could be demand for more overnight accommodation in Malibu than is currently satisfied through our existing commercial accommodations plus the significant number of *hosted* STR’s that would continue to exist under the City’s proposed ordinance. But in *reality*, the prospect of anything being *affordable* is approximately zero. Sure, an STR might be marginally less expensive per person than a hotel. But that’s only a relative comparison; that

⁷ *Supra*, note 2.

⁸ The 2020 US Census pop. number of 12,280 is widely believed to be disproportionately high, in part because it was based on nominal participation of only 36% – which itself is based on the 2010 Census. Actual participation could easily have been proportionately double what was assumed. 10,000 is widely considered most credible.

STR will still be too expensive to be afforded by all but the 1% elite. And those relatively few people, by and large, don't care whether the nightly cost per person works out to, say, \$600 per person (STR) or \$800 (hotel). In that light, allowing more STR's in Malibu would hardly be bringing coastal access to "the people."

Also, those rich enough to afford a stay *anywhere* in Malibu will often prefer to base their vacation in Santa Monica, and rent a car for side trips to a variety of destinations – Hollywood, entertainment and sporting venues around LA – with Malibu being only one among others. Over the decades, I have had multiple friends from other countries come to visit, and never have they wanted to stay in Malibu – it's just too far away from all the other L.A.-area destinations that a visitor might be interested in.

Conclusion

This isn't a legal memo *per se*, but it bears noting that the rights that inhere in private property ownership include those of *privacy* and *quiet enjoyment*. If the Commission were to find counter to the established precedents by which residentially-zone properties must *necessarily* exclude commercial activities – because commerce cannot coexist with rights of privacy and quiet enjoyment – it would be inviting legal action upon itself, if not from the City, then certainly from among some of its aggrieved residents. If the Commission were seeking a test case to establish new precedents, it would do well to look elsewhere for a municipality that isn't already so heavily serving visitors and already paying so high a price in loss of community.

The hosted STR ordinance has already been through a remarkably robust public process, so is already the best compromise between *visitor-serving* and *community-preserving* interests. It provides ample opportunities for overnight stays, especially given that so much of the public's use of Malibu is daytime-based. At the same time, the *hosted* component provides that neighborhoods will still have neighbors living in them, not just strangers.

The choice you weigh here is between a *theoretical*, infinitesimally marginal benefit to a widely diffuse public – almost of whom would never be able to take advantage of the benefit – versus the ongoing and permanent devastation of an entire, *real* community. The only significant beneficiaries would be the literal privateers – not the public you serve. Please allow STR's to continue under the reasonable limitation of the "hosted" provision, as we the community have already collectively determined to be the best option.

Respectfully,

Kraig Hill

Channel Law Group, LLP

8383 Wilshire Blvd.
Suite 750
Beverly Hills, CA 90211

Phone: (310) 347-0050
Fax: (323) 723-3960
www.channellawgroup.com

JULIAN K. QUATTLEBAUM, III
JAMIE T. HALL *
CHARLES J. McLURKIN

Writer's Direct Line: (310) 982-1760
jamie.hall@channellawgroup.com

*ALSO Admitted in Texas

August 10, 2022

VIA ELECTRONIC MAIL

California Coastal Commission
450 Fremont St. Suite 2000
San Francisco, CA 94105
SouthCentralCoast@coastal.ca.gov

**Re: City of Malibu Local Coastal Program Amendment No. LCP-4-MAL-20-0083-2
(Short-term Rentals) for August 12, 2022 Commission Meeting**

Dear Commissioners:

This office represents Citizens for Responsible Short Term Rental Regulation ("CRSTRR") with respect to the City of Malibu's ("City") proposed approval of the above-referenced Local Coastal Program Amendment and Zoning Text Amendment and adoption of a Resolution regarding short-term rentals ("STRs") (collectively, the "Project"). As you may be aware, CRSTRR has filed litigation against the City challenging the Project, *Citizens for Responsible Short Term Rental Regulation v. City of Malibu* (Case No. 21STCP00153). This office submits the following letter in support of the Staff Recommendation dated July 21, 2022 recommending denial of the Project.

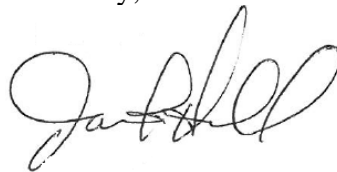
The Staff Recommendation correctly acknowledges that the Project would conflict with fundamental Coastal Act policies preserving public access to resources within the Coastal Zone. STRs are often the only lower-cost accommodation available to groups or larger families who would otherwise be priced out of Malibu's hotel market. As one of the highest-cost markets for visitor-serving overnight accommodations in the Coastal Zone, the Project places the City of Malibu at risk of being accessible to only a fraction of visitors by improperly constraining supply of short-term rentals and further limiting that access to only persons who can afford higher cost accommodations out of reach for the general public.

Furthermore, the Staff Recommendation recognizes that the Project will cause un-hosted STRs to become concentrated in Malibu's few multifamily properties, resulting in impacts to the long-term housing stock as STRs previously distributed across the City are forced by an imprudent regulation to concentrate in a negligible percentage of the City's residential zones. Although the Staff Recommendation determined no CEQA review was necessary for denial of the Project, the redistribution of STRs within the City of Malibu and their concentration in a narrow geographic area would cause environmental impacts that must be properly analyzed, mitigated and avoided if feasible. Finally, the Staff Recommendation accurately notes that the baseline for measuring the existing number of STRs was improperly measured from *after* the City adopted its Enforcement Ordinance, artificially reducing the number of STRs and skewing the City's analysis by concealing the reduction in STRs caused by the Project.

Despite the best efforts of Commission staff to formulate a balanced approach that would maintain visitor-serving accommodations without causing new impacts, the City of Malibu has rejected any modifications and insisted on pursuing a fatally flawed Project in violation of the Coastal Act and the California Environmental Quality Act ("CEQA"). Given pending litigation against the City of Malibu, it is essential that the Coastal Commission uphold the public access policies of the Coastal Act and ensure that any modifications to the Project comply with CEQA.

I may be contacted at 310-982-1760 or at jamie.hall@channellawgroup.com if you have any questions, comments or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Jamie T. Hall', with a stylized, cursive script.

Jamie T. Hall



August 1, 2022
California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Re: Malibu's Proposed Vacation Rental Restrictions

Dear Honorable Commissioners:

Last August, we sent a letter to the Commission expressing our serious concerns with Malibu's proposed restrictions on vacation rentals and the City's continued efforts to wall-off coastal resources that belong to all Californians. We were extremely grateful to learn that Commission staff recognized the access and affordability issues we raised and is recommending the Commission reject the City's proposed ban of "un-hosted" vacation rentals in homes. In particular, we appreciate Commission staff's careful attention to the impact the proposal would have on the already limited number of lower-cost overnight accommodations in the City and its long-term effect on equitable access to the coast.

In our prior letter, we raised concerns with the future of coastal access in Malibu given the various statements current members of the City Council made during the City's consideration of the vacation rental restrictions now before the Commission. Our fears were confirmed when, at a recent public meeting, the Council rejected your staff's suggestion to consider alternatives to the proposed ban. At that meeting, the City's Mayor said: "Actions have consequences. They don't want us to live the way the way we want to live, then let them make the decision they really don't want us to make. I mean, what are they going to do, tell us we have to file a whole new coastal plan now ... ?" The Mayor Pro Tem doubled down, stating:

"We don't need to have another meeting if we if we pass this motion to give staff direction to just tell them to pound sand and explain to them why they're wrong.¹"

We wish we could say we were shocked that the Council told the Commission to "pound sand," but we are not. We have seen other privileged coastal cities like Manhattan Beach and Hermosa Beach try to prevent California families from being able to rent homes in those communities through restrictions and prohibitions on vacation rentals. And as more communities like Malibu move to burden families'

¹ The meeting (held on June 13, 2022) is available on the City's Youtube page. The Mayor's statement can be heard around 6:20:19 and the Mayor Pro Tem's statement can be heard around 6:31:30.

rental opportunities, Californians who are not privileged to live at the beach will find it harder and harder to enjoy the beautiful coastal resources that belong to all.

Unfortunately, many California coastal cities have a long history of excluding people from their shores. Recently, the State of California took the historic step of returning “Bruce’s Beach” to the descendants of a Black family that had been run out of Manhattan Beach in the 1920s. We continue to need state agencies like the Coastal Commission to ensure that the exclusionary practices of certain local governments cannot prevail, and that the rights of all Californians to access and enjoy the coast remain protected.

We, like you, have long recognized the importance of giving families and youth opportunities to experience *all* of the gifts California has to offer, even if it is just for a weekend. It was over three decades ago that the Brotherhood Crusade participated in a summer-long program to bring youth from South Los Angeles to the beach. Now, in 2022, the Brotherhood Crusade remains committed to supporting beach access for youth and their families. While many of our constituents live just a few miles away, exclusionary policies like Malibu’s can make that distance almost insurmountable. Please do not let that happen.

The Brotherhood Crusade greatly appreciates the Commission’s and its staff’s continued efforts to support equitable coastal access. For your reference, I am attaching a copy of our August 2021 letter and an article from the LA Times discussing the summer-long program. Thank you again for your hard work fighting for our communities.

In Solitarity,



Charisse Bremond Weaver
President and CEO



Youngsters react to cold waves at Santa Monica beach.

Program Gives Youngsters a Short Break From Gang-Infested Areas

A Day at Beach and Away From Reality

By SCOTT HARRIS,
Times Staff Writer

Nicholas Conway is big for his age. The sixth-grader-to-be at 93rd Street Elementary School is only 10, but he is built like a lineman on a junior high school football team. Teasing isn't the problem. The problem is that Nicholas lives in the Avalon Gardens housing project in a home right by McKinley Street, a demarcation between the Crips and Bloods.

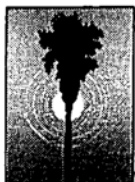
Little gangsters, Nicholas has learned, tend to pick on kids their own size.

About a year ago, Nicholas was outside his home when he heard shooting across the street, he said. When he ran for a gap between houses, "they started shooting—*pow, pow*, like that. . . . They were shooting at me."

"They be shooting out there sometimes," affirmed Bryan McKinney, age 5.

A Day Off

But last Thursday, Nicholas and Bryan were given the day off from such realities, transported to a privileged world with a different set of turf rules. They were among about 60 children from Avalon Gardens and other Southside neighborhoods who were invited to spend a day at the beach as guests of the private Sand and Sea Club in Santa Monica.



SUMMER
 IN THE CITY
*One in an
 occasional series*

"Hey, we're going to a private beach! Where rich people go!" said Tazie Ashley, 11 years old.

"I want to go surfing," said Tenisha Collins, also 11. Tenisha said she likes the beach: "I think it's fun because your parents don't get mad at you if you have a good time."

It was a hazy day, but that didn't seem to matter. When the bus rumbled through the tunnel where the Santa Monica Freeway merges with Pacific Coast Highway, the kids gazed out at the Pacific and most seemed excited.

Vontrell Lewis, 12, nervously eyed the horizon: "The waves can pull you out there, can't they?"

Summer-Long Program

All of these kids said they had been to the beach before, some just once. The fact that many inner-city children grow up without seeing the ocean inspired the summer-long beach program, sponsors say. About 10 groups have made the sojourn since Ike Jones, a TV producer, put the endeavor together with the Brotherhood Crusade commu-



JAN SONNENMAIR / Los Angeles Times

Inner-city youngster gets the feel of the sand from neck to toe, thanks to help from friends.

nity improvement group and Sand and Sea owner Doug Badt.

At first, Jones said, the plan was to mix fun with lectures about the evils of drugs and gangs: "But the more we thought about it, we decided, why not just let them play?"

They hear plenty of lectures, Jones said.

"This sort of thing has to happen all the time," said Leon Watkins, a community activist with Brotherhood Crusade. "If they see somebody trying to help them, then maybe they'll want to help themselves later on."

Jones, who grew up in Santa Monica, said he tried to recruit two more exclusive private beach clubs to participate, including one where he said as a youth he had

worked "cleaning toilets." The clubs turned them down.

Unlike other beach clubs, which have exclusive membership rules, Sand and Sea has no membership restrictions other than its \$1,950 a year fee for families and a cap on enrollment at 700 families. It operates as a private concession on state park land.

Built By Hearst

The club's structures are what remains of a lavish beach estate built in 1929 by William Randolph Hearst for actress Marion Davies.

The membership rules of other beach clubs, Badt said, have helped make the Sand and Sea about 75% Jewish. On this day, though, the Sand and Sea was

about 90% black and 5% Latino.

The kids were on the beach for about two hours. They seemed to act like any other kids at the beach, which of course was the point of the entire exercise.

Nicholas splashed in the surf. Bryan raced the tide.

"It feels funny," Nicholas said, feeling sand underfoot.

Vontrell stood a good long while at the water's edge, wary. He asked once again about the pull of the tide. Finally, he ventured in and lived to tell about it.

The Vasquez brothers—10-year-old Jesus, 8-year-old Esau, and 6-year-old Lionel—spent much of the day building their own private sandcastle.



August 10, 2022

VIA U.S. MAIL AND EMAIL

California Coastal Commission
King Gillette Ranch 26800
Mulholland Hwy
Calabasas, CA 91302
ExecutiveStaff@coastal.ca.gov

**Re: Malibu Local Coastal Program (LCP)
Amendment LCP-4-MAL-20-0083-2**

Dear Commissioners of the California Coastal Commission:

The City of Malibu seeks to amend its Local Coastal Program (“LCP”) through Amendment LCP-4-MAL-20-0083-2 (the “Malibu Amendment”) which it passed to enact common-sense regulations of the City’s short-term rentals (“STRs”). The Malibu Amendment requires STRs in single-family homes to be supervised (“Hosted”) and caps the number of STRs that may operate in a single multi-unit property. The Coastal Commission will consider whether to approve the Malibu Amendment but has indicated it intends to oppose the regulations that Malibu has passed.

Since 2016, the Coastal Commission has supported common-sense local regulation of STRs. The Malibu Amendment proposes exactly the kinds of local regulation that the Coastal Commission has endorsed in the past: hosting oversight and caps on how many STRs are permitted in certain properties. But now, the Coastal Commission has seemingly changed its position so that it opposes local common-sense regulation. Staff’s recommendation is flawed and will not achieve its purpose and will only result in making accommodations in the Coastal Zone less affordable.

Hosting requirements are the best way to regulate STRs. Hosted STRs ensure that there is appropriate supervision of the property and its occupants and allays community safety and nuisance concerns. In addition, **Hosted STRs are the most affordable STRs** and better ensure affordable access to the coastal zone.

The Coastal Commission should instead return to its policy of allowing local common-sense STR regulation and approve the Malibu Amendment. The Malibu Amendment supports affordable coastal access while protecting local housing as well as surrounding communities' health and safety.

The California Coastal Commission Has Traditionally Supported Local Common-Sense Regulations on Short Term Rentals

In 2016, then-Chair, Steve Kinsey advised Planning and Community Development Directors throughout the Coastal Zone that the Commission “strongly support[s] developing reasonable and balanced [STR] regulations.” He acknowledged that while the Coastal Commission does believe STRs are important to coastal access, the Commission “believe[s] that appropriate rules and regulations can address issues and avoid problems, and that the end result can be an appropriate balancing of various viewpoints and interests.”

Kinsey described various STR restrictions that the Coastal Commission would support. Many of those restrictions are strikingly similar to those proposed by Malibu today. Those regulations included: “[l]imits on the total number of vacation rentals allowed within certain areas” and “[l]imits on the types of housing that can be used.” In accordance with this suggestion, Malibu’s Amendment has proposed to limit the number of STRs in multi-unit properties. Kinsey also indicated the Coastal Commission supported “[r]equirements for 24-hour management” including “onsite” management. The Malibu Amendment adopts these same oversight requirements by requiring that single-family homes rentals be Hosted. These regulations are exactly those that the Coastal Commission has previously endorsed.

The Coastal Commission’s policy, thereafter, was to support local STR restrictions, while opposing outright bans on STRs. For example, in 2017, the Coastal Commission staff opposed Laguna Beach’s proposed ban on STRs (LCP-F-LGB-16-005-1). However, the Coastal Commission supported STR restrictions as recently as December 2020 when considering Santa Cruz LCP Amendment LCP-3-SCO-20-0064-2. There, Santa Cruz sought to restrict the number of vacation rental permits used in three coastal areas. The Commission approved Santa Cruz’s restrictions, finding it served to balance STR accommodations with “the need to respect residential neighborhoods.”

The Coastal Commission Should Not Oppose Local Common-Sense Regulations

By 2021, the Coastal Commission’s position changed from a balancing of interests, and support of reasonable regulations, to favoring de-regulation. In 2021, the California Coastal Commission rejected STR restrictions implemented by the City of Long Beach (Amendment Request LCP-5-LOB-20-0058-3). There, the Coastal Commission rebuffed requirements for the 24-hour management it once endorsed by opposing hosting requirements. The Commission rejected the same restrictions it once supported on the types of properties and the number of properties allowed to be used as STRs. Long Beach was forced to retract its protections for multi-unit properties and even the rights of property-owners to control STRs in their own property. No longer did the Coastal Commission support reasonable STR regulations. Instead,

the Coastal Commission had come to favor de-regulation of STRs, regardless of local communities' concerns.

Most recently, we have seen the Coastal Commission's policy shift in the case of the City of Dana Point (CDP-22-0010). The Coastal Commission's reasoned that STR operations are residential and struck down the City's restrictions. In order to avoid litigation and continued opposition from the Coastal Commission, Dana Point was compelled to adopt regulations allowing rental properties to be dedicated to STR use with no limit on the number of nights a property could be rented.

The Commission Staff's Opposition to Malibu's Regulations is Flawed

Staff concedes in its Recommendation that the Coastal Commission should balance STR proliferation and local concerns (including affordable housing, enforcement issues, altered residential neighborhood character and parking and transportation impacts) through "reasonable restrictions." Yet, here, staff recommends the Coastal Commission reject the Malibu Amendment's common-sense restrictions and strike down Malibu's efforts to address local concerns, including housing, enforcement, and transportation.

Moreover, the recommendation relies on false assumptions by conflating Malibu's common-sense regulation with a ban. The recommendation claims that the hosting requirement will somehow reduce the number of available STRs. The Malibu Amendment, however, only regulates how STRs are operated, not how many are allowed to operate. A hosting requirement cannot reduce the number of available STRs any more than a public drunkenness ordinance will reduce the number of bars on a block, or a speed limit will reduce the number of cars on the road. Health and safety regulations are not bans; they merely require responsible conduct to avoid community harms. Similarly, the Malibu Hosting Amendment merely requires STRs in single-family homes be operated responsibly, under supervision, to avoid community harms and does not limit or reduce the number of STRs in Malibu.

The recommendation's rejection of Hosting requirements is counter-productive. Unhosted STRs are the least likely to increase access to the coastal zone and do not offer *affordable* access to the coast. Unhosted whole house rentals are the most expensive STRs available in Malibu. As of June 6, 2022, the average¹ unhosted whole home rental in Malibu was \$1837 per night². In contrast, Hosted STRs averaged a comparably affordable \$388.48 a night. Adjusting for occupancy, Hosted STRs continue to be substantially more affordable than unhosted STRs. (See figures 1-2). The average per room rate in an unhosted Malibu home is \$577 a night. The average per room rate in a Hosted STR is \$332.

///
///

¹ <http://data.insideairbnb.com/united-states/ca/los-angeles/2022-06-06/data/listings.csv.gz>

² None of these numbers include service and cleaning fees, which can be substantial.

The Malibu Amendment proposes common-sense STR restrictions with regulations the Coastal Commission has historically endorsed. The Coastal Commission should return to balancing the availability of affordable coastal access through STRs with local concerns and restrictions. The Coastal Commission should approve the Malibu Amendment.

Sincerely,

/s/ Nancy Hanna
Better Neighbors LA

/s/ Danielle Wilson
Unite HERE Local 11

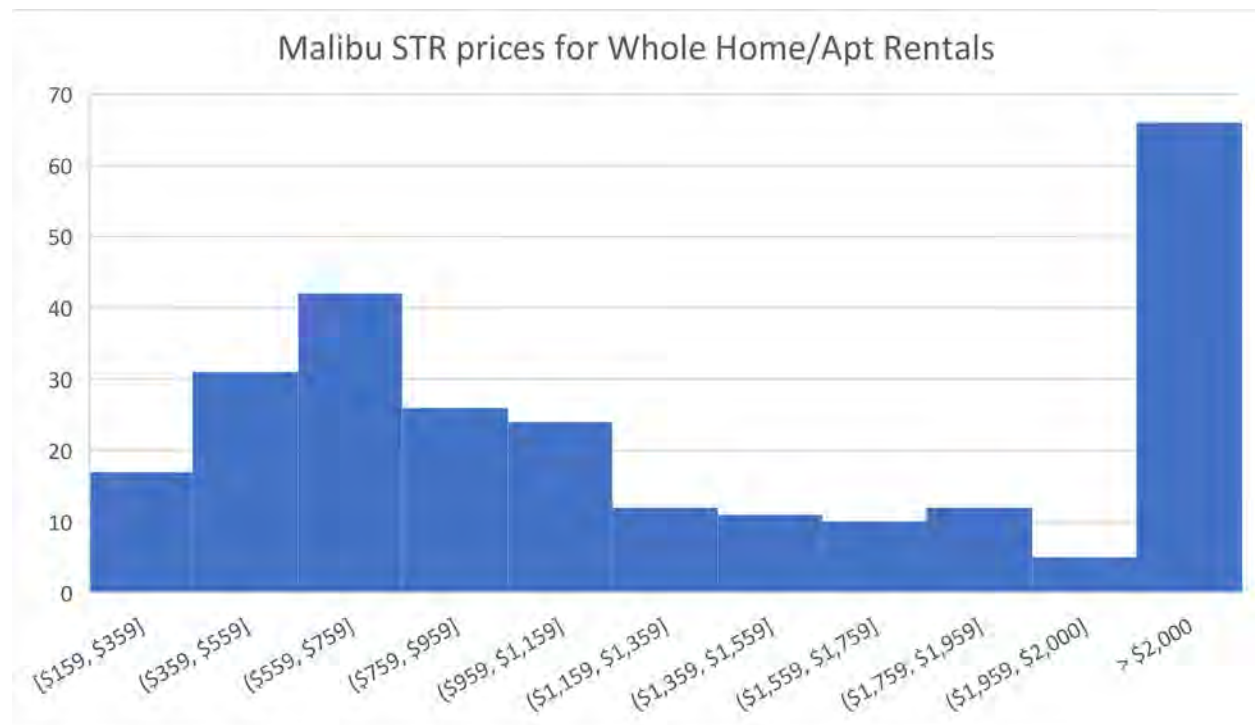


Figure 1 This chart shows the price per night of Whole Home rentals in Malibu. The vast majority of STRs in Malibu are well out of reach of working people.

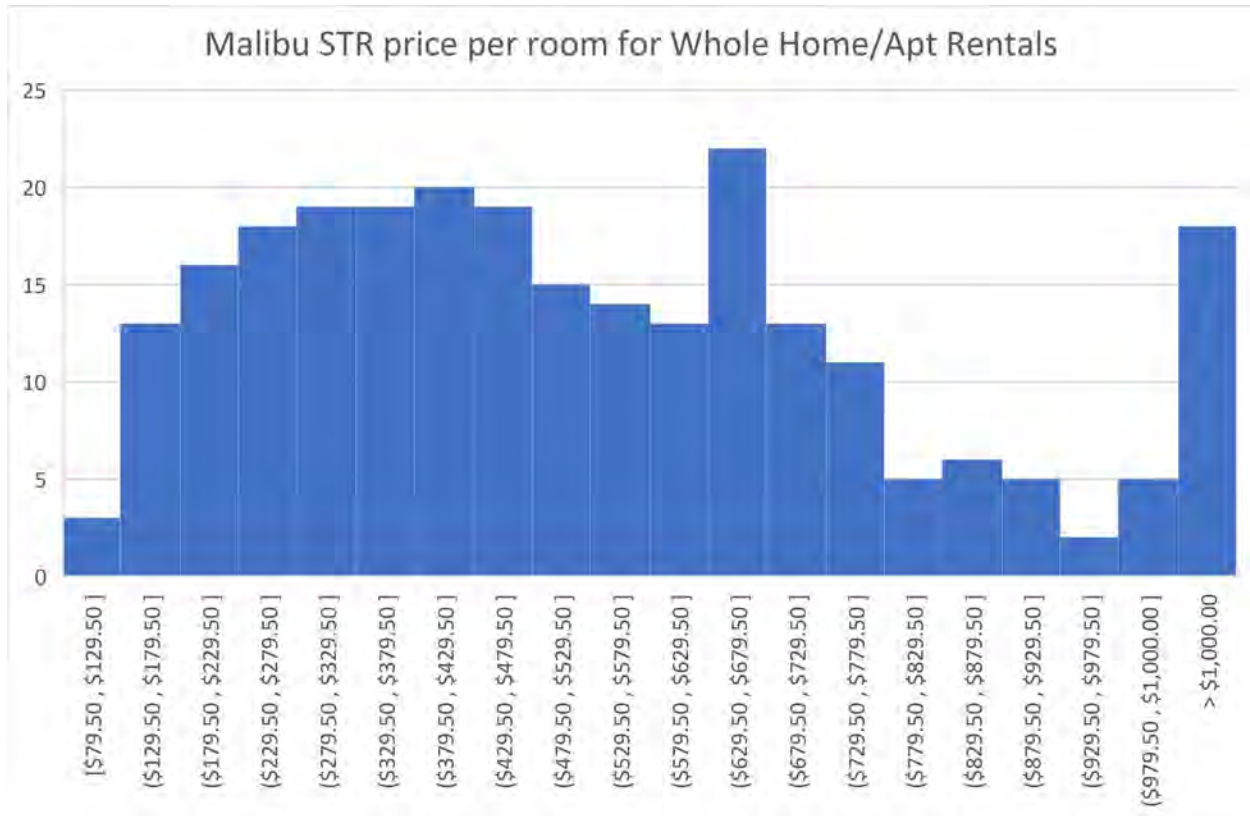


Figure 2 Even on a per room basis, there are only 3 lower-cost accommodations.

From: [Jo Drummond](#)
To: SouthCentralCoast@Coastal
Cc: [Colin Drummond](#)
Subject: Public Comment on August 2022 Agenda Item Friday 10a - City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals).
Date: Saturday, July 23, 2022 12:36:48 AM

Honorable Coastal Commission,

My husband and I are permanent residents in Malibu and in the past rented out our primary residence short term one summer for 6 weeks and during the Christmas and Thanksgiving holidays when we went out of town. We didn't even know we needed a TOT # as we did it so infrequently and was brand new and got dinged for thousands of dollars in penalties we paid to the city of Malibu. We haven't had any short term rentals for two years.

Honestly if people don't want STR's we are fine with renting out our place for 30 days or longer in the summer. I do think that one bedroom apartments pose no threat to neighborhoods and families leaving town so they should be allowed to operate without any hosted ordinance, but for sure corporations should not be allowed to operate hotels in residential neighborhoods.

If you were to do a compromise that the coastal commission could accept then perhaps allow all one bedroom apartments to be STR's and anything 2 bedroom and above to be limited to only primary residents for a period of time not greater than 3-4 months total. This should be enough for the families renting out their homes to make ends meet or pay property taxes, college tuitions, etc and still give a good amount to TOT and appease the coastal commission as this can accommodate the peak summer and holiday season of visitors being able to provide enough lodging. You can also make a 24/7 hotline for any infractions during this time - such as noise, etc.

But again if the city would rather put a hard stop on short term rentals for places over one bedroom then we can understand this to retain the rural and local character of our neighborhoods. But restricting one bedroom apartments that are not in a restricted HOA etc seems too harsh as these are perfect for visitors looking for a hotel option. Families visiting in the high season also do need options available as well so having a non hosted primary resident allowance for anything over 1 bedroom to a limited amount of time per year would be the prudent thing to do for the city. Short term rentals already exist in Malibu so cannot be unfortunately outright taken away now. But restrictions to protect our neighborhoods and communities from turning into full time hotels can be put into place.

Thanks for your thoughtful consideration.

Jo & Colin Drummond

From: [Carey, Barbara@Coastal](mailto:Carey.Barbara@Coastal)
To: [Gonzalez, Denise@Coastal](mailto:Gonzalez.Denise@Coastal)
Cc: [Christensen, Deanna@Coastal](mailto:Christensen.Deanna@Coastal)
Subject: Fw: Public Comment on August 2022 Agenda Item Friday 10a - City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals)
Date: Monday, July 25, 2022 1:24:59 PM

From: Dorina schiro <dgschiro@yahoo.com>
Sent: Monday, July 25, 2022 12:52 PM
To: SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>
Subject: Public Comment on August 2022 Agenda Item Friday 10a - City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals)

Dear Honorable Coastal Commission,

I am a 20 plus year resident of Malibu. I am single and live with my 86 year old mom in her home in Big Rock. I struggled to purchase a one bedroom apartment over the beach nearby to make some income. Currently I have an existing short term rental permit with no violations ever. I still live in Malibu and this apartment does not cater to families in Malibu so it is not driving them out of the neighborhoods as perhaps full time non resident larger properties do. There are also no pets allowed and never any children being right off pch.

If you are to change the enforcement or regulation regarding STR's please make them applicable to homes OVER one bedroom and for non residents. Residents who own 2 bedroom or greater homes could perhaps be limited to 3 months total rental time so it can only be during peak season when there are many travelers needing accommodation.

Long time residents like myself shouldn't be penalized for the abuses of corporations turning our residential neighborhoods into hotels.

Thanks very much for your due diligence in this matter and considering ALL residents in this issue.

Dorina Schiro

Dorina
Cell 310-210-9090

From: SouthCentralCoast@Coastal
To: Gonzalez_Denise@Coastal
Subject: FW: Public Comment on August 2022 Agenda Item Friday 10a - City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals).
Date: Monday, July 25, 2022 8:58:12 PM

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

From: Lindsay Luzader <lluzader3@gmail.com>
Sent: Monday, July 25, 2022 4:47 PM
To: SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>
Subject: Public Comment on August 2022 Agenda Item Friday 10a - City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals).

Dear Coastal Commission,

I am a permanent resident of Big Rock who currently has an existing short term rental permit for my 3 bedroom home. I only allow vacation tenants for a few weeks in the summer when I go away with only QUIET FAMILIES with NO PETS of any kind that can create any kind of nuisance. I am a single mother and need this supplemental income to make ends meet.

If you were to make rules regarding short term rentals they should be in force for non primary residents. And they should be only be for anything over one bedroom as that is what deters families from staying in Malibu and limit it to a period of possibly 4 months only. That should deter corporations from abusing the right with full time hotels in operation in residential family neighborhoods. Residents like myself shouldn't be punished for these offenders. The hosted ordinance would not allow me to rent out my home for a few weeks as I do not have the luxury of a guest house. And I normally go away during the limited time that I rent out the property.

If there are any official noise complaints they should lose their STR permit after one warning. I personally have never had any complaints for my property.

Thanks very much for your consideration,

Lindsay Luzader
20229 Inland Lane
Malibu, CA 90265

From: [GosiaGlen Steele](#)
To: SouthCentralCoast@Coastal
Subject: Public Comment on August 2022 Agenda Item Friday 10a - City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals).
Date: Monday, July 25, 2022 9:59:09 AM

To whom it may concern , We are a Malibu residents for few years we moved here with the intent to experience more quiet , safe life for our family. Unfortunately, the short term rentals changed everything we like about Malibu. Now, we strongly feel that there should be no short term rentals in our city. We have been experiencing a constant disturbance (safety, trash and noice) on our small community , and as the result we don't feel safe here anymore . All neighbors we talked about the subject feel the same , there should be No short term rentals in Malibu. It changes the quality of life we now have , for worse .

Sincerely ,
Steele Family

From: [maris8days3](#)
To: SouthCentralCoast@Coastal
Subject: City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals)
Date: Friday, July 29, 2022 10:02:23 AM

Happy Friday!

I am writing this to you in response to learning of the petition to cease all short term rentals from Malibu.

There are so many families that aren't able to take actual 5 to 10 day vacations and instead we opt to do a 2 or 3 day vacation locally.

That includes me. I'm a single mom business owner and I have enjoyed going out to Malibu Bungalows for the last 4 to 5 years now.

There's never been any mistreatment, any complaints of noise or trash or unlawful activity.

This property offering short term rentals to women like me, has been a true and genuine way to replenish refresh and reboot from the daily life/ business owner.

My letter represents my request to please allow the short term rentals to continue without any interference as it has historically proven a positive option to serve the local community, to financially support locals and to supply a safe and genuine platform to reboot and exhale!

Mari Deno
Studio City, CA
323-842-8850

Sent from my T-Mobile 5G Device

From: [Dean Wenner](#)
To: SouthCentralCoast@Coastal
Subject: Public Hearing LCP-4-MAL-20-0083-2
Date: Sunday, July 31, 2022 2:37:51 PM
Attachments: [CCC LCPA Review Comment Att.pdf](#)
[General Plan Housing Element.pdf](#)
[Comments for Sept 14 2020 City Council Meeting regarding LCPA No. 19-003 ZTA Nos. 19-005 and 17-002.msg](#)

Hello,

I am writing in support of the recommended action to deny Malibu's request for LCP approval in regard to Staff Report Item F10a Short Term Rentals (Malibu Ordinance No. 472).

I am very appreciative of CCC Staff as their Report is thorough and accurate. The Staff Report reflects listening, reading and looking into comments and feedback to either disprove or substantiate each item leading to a recommendation for decision. There are particular items however that I comment on for your further consideration and inclusion in the request rejection.

One item is regarding the **STR Amendment Background**. It states:

"In 2016 the City Council directed City Staff to research potential options and procedures for regulating the short-term rental of property for purposes of developing an ordinance because the STR industry was growing rapidly and the City was seeing an increased interest in STRs, including interest by owners of multi-family housing complexes to convert their properties into STRs."

This summary statement includes more in it than that reflective of the Initial (2016) timeframe as documented at the time as it started in mid 2015. It started with one property in the most affluent roads in Malibu and for whatever reason code enforcement methods were ineffective leading to the issue as we know it today blown completely out of proportion with fictional issues and forecasts of what might come to be.

The City Council Records indicate in preparation for the Nov. 9, 2015 City Council Meeting City Staff prepared a Report dated Oct. 28, 2015 which indicates (reference attached excerpts):

1. The discussion is rooted in complaints from residents in the Broad Beach area regarding **a particular single family home** being used as a short-term rental. (aka STRs are legal)
2. Recognition that Malibu Municipal Code (MMC) Chapter 3.24 requires owners and operators of short-term rental properties to register their property with the City and remit TOT.
3. The majority of properties do not generate complaints, and the complaints that have been received are generally resolved when the City contacts the host. (Enforcement works when supported)
4. The particular Broad Beach property continues to generate complaints.
5. Staff has initiated additional enforcement action against this property but if Council would prefer to expand these efforts or pursue broader restriction of short-term rentals staff has identified the following options for discussion:
 - a. Increase code enforcement efforts
 - b. Revise the Special Events Permit Ordinance
 - c. Enact Broad restrictions on short-term rentals
 - d. Ban all short-term residential rentals in Malibu

The history is important because those behind the drive to make this issue larger than it really was (or is), is because the objective is to ban rentals. The verbal, general and unwritten complaints are specifically and purposely created to raise emotions of chaos they need to gain support for the ban result they want. If people wanted to get something reasonable done and influence their immediate neighborhood they would first do so directly with the Property Owner, then engage City resources starting with Code Enforcement and escalating from there until the matter was resolved. I have always found speaking with my neighbors, or my neighbors approaching me, to be rather effective and I know it's a better approach than complaining to the City or calling the police (unless it's an immediate safety issue of course). That said, if there is a particular property being unsafe or just won't comply with MMC or common decency after trying in a reasonable way then yes we bring other methods pointed at them in particular, not to the masses in an unfair way...unless your goal is to create hype and momentum for a ban or deep restrictions.

Over the last 4 years it has been commented and recognized within City Council meeting discussion that all the above is true and the real issue was not executing sound enforcement with the tools in place and taking both immediate and written action. Problem properties can be handled effectively and swiftly. This was also recently proven with sound enforcement support and action. When there is good intent and action in good faith, good things for all happen.

I recommend the addition of a point in regard to alignment with the General Plan. Taking action to ban or restrict rentals based on the figures for the City is not consistent with the General Plan. There is no proliferation of rentals as was the hype used to gain momentum for action on the Ordinances as our election was approaching. The level of rentals throughout the duration of this disputed matter is well within the General Plan. Please see the attached excerpt from the General Plan which clearly shows almost 2800 total rental housing units, with 990 of those as seasonal, recreational, or occasional use.

An item I am requesting direction and statement on is the commentary on the **Malibu Municipal Code Enforcement Ordinance No. 468**:

The implications of not including the MMC in elements of the City's LCP means there was not proper authorization to implement Ordinance 468 as it served to restrict rentals to figures not consistent with the General Plan and without requesting CCC approval. The effort for Ordinance 468 is referred to as the Enforcement Ordinance but all the enforcement related tools were already integral to the MMC with the exception of the Permit System itself. The Permit System is the new part and what Ordinance 468 is all about as now there was another mechanism to regulate the number of rentals.

After initially being against Ordinance 468 because I feared they would unfairly withhold or reject Permit Applications, I eventually supported it because I felt some regulation that reinforced existing MMC requirements to assist Code Enforcement was a sound compromise because they really wanted a ban. It is now clear to me that since the City knew any ordinance would restrict rentals, they knew they should have obtained LCP/CCC approval before implementing Ordinance 468 as well. It appears to me they did so as there was less

resistance and they could push it through. It's a shame I even have to have these thoughts and views but it is consistent with how the group has not acted in good faith on these matters. If this is the case, the City Council Members have unfairly put us in a position where we may have further legal expense trying to defend claims from those impacted as a result of the current Ordinance implementation not being approved via an LCPA and CCC approval.

In spite of my above comment, **I hope we can simply move forward with our current Ordinance 468 with removal of the Permitting requirement. It has been proven effective in implementation by solving the root issue and with continued focus and support for its' execution it will continue to do so. Removing the Permit System requirement reinstates the unapproved implementation and leaves the meaningful and effective part of the Ordinance in place which is the simple implementation of the MMC.** No further action or restrictions are required as the talk about neighborhood impacts and availability of housing stock is more about other life matters (such as aging Owners, high cost to live in Malibu so less families with children, etc.) than rooted in the long time Plan and tradition of rentals in Malibu. I am troubled that even with CCC's rejection this issue won't end for Malibu as witnessed in the last City Council meeting it was clear some still want to fight for that ban. Please do not give their effort life in any way (such as recommending or negotiating additional restrictions) as it has been proven over the last years that members of City Council are willing to "roll the dice" and attempt to obtain what they want which will further reduce coastal access to people, and there is no reason to consider any further restriction to homeowner rights. We tabled grandfathering and limiting future rental permits but that was decided against too. There is no middle ground that can be given to such blatantly disrespectful and unlawful attempts to satisfy their own agenda and desires.

One final point on **Accountability and Consequences**. City Officials/Staff and its Owners/Residents must be held to the same standards. What I mean is that the ordinary person is held to account that they must make all their arguments up-front and cannot jump around introducing new elements or tabling the same thing after comments are submitted or a decision has been reached. The City is outstanding at drawing that line when dealing with Owners or permit applicants. The City Officials/Staff shall be held to the same standard. I believe some City Officials/Staff feel completely unaccountable in this regard as any accountability such as spending time on this matter instead of other issues, or wasting our money and personnel resources on it, do not impact them personally as they feel immune via legal protections afforded City Officials. The City and its' Officials are no different than any Company or Owner/Resident in that if they knowingly act in a dubious or illegal manner (when prior documentation shows prior commentary and decision clearly), or they act recklessly or desire to "gamble" with efforts to get their way, or act in a negligent or in an incompetent managerial aspect (which all listed here fall within) that such protections are nullified. If this were understood and made clear some of this would stop immediately. I simply hope for the day when we're all less selfish, and when good faith discussions and negotiations are the norm. Then we'll have a better community and get difficult things done a better way.

I have also included prior correspondence to the Malibu City Council on this matter for

backup information.

Thank you for caring, reading and keeping an open mind,
Dean

B. Short-term Residential Rentals

Recommended Action: Provide direction to staff on any proposed changes to existing codes or to the processing of code enforcement complaints related to short-term residential rentals.

Staff contact: Assistant City Manager Feldman, 456-2489 ext. 224

7. Council Items**A. Proposed 2016 Calendar of City Council Meetings**

Recommended Action: Approve the proposed 2016 Calendar of City Council meetings.

Staff contact: City Clerk Pope, 456-2489 ext. 228

Adjournment**Future Meetings**

Monday, November 23, 2015	6:30 p.m.	Regular City Council Meeting	City Hall Council Chambers
Monday, December 14, 2015	6:30 p.m.	Regular City Council Meeting	City Hall Council Chambers
Monday, December 28, 2015	CANCELLED		

Guide to the City Council Proceedings

The Oral Communication portion of the agenda is for members of the public to present items, which are not listed on the agenda but are under the subject matter jurisdiction of the City Council. No action may be taken under, except to direct staff unless the Council, by a two-thirds vote, determines that there is a need to take immediate action and that need came to the attention of the City after the posting of the agenda. Although no action may be taken, the Council and staff will follow up, at an appropriate time, on those items needing response. Each speaker is limited to three (3) minutes. Time may be surrendered by deferring one (1) minute to another speaker, not to exceed a total of eight (8) minutes. The speaker wishing to defer time must be present when the item is heard. In order to be recognized and present an item, each speaker must complete and submit to the Recording Secretary a Request to Speak form prior to the beginning of the item being announced by the Mayor (forms are available outside the Council Chambers). Speakers are taken in the order slips are submitted.


Items in Consent Calendar Section A have already been considered by the Council at a previous meeting where the public was invited to comment, after which a decision was made. These items are not subject to public discussion at this meeting because the vote taken at the previous meeting was final. Resolutions concerning decisions made at previous meetings are for the purpose of memorializing the decision to assure the accuracy of the findings, the prior vote, and any conditions imposed.


Items in Consent Calendar Section B have not been discussed previously by the Council. If discussion is desired, an item may be removed from the Consent Calendar for individual consideration. Councilmembers may indicate a negative or abstaining vote on any individual item by so declaring prior to the vote on the motion to adopt the entire Consent Calendar. Items excluded from the Consent Calendar will be taken up by the Council following the action on the Consent Calendar. The Council first will take up the items for which public speaker requests have been submitted. Public speakers shall follow the rules as set forth under Oral Communication.



Council Agenda Report

To: Mayor Rosenthal and the Honorable Members of the City Council

Prepared by: Reva Feldman, Assistant City Manager 

Approved by: Jim Thorsen, City Manager 

Date prepared: October 28, 2015

Meeting date: November 9, 2015

Subject: Short-term Residential Rentals

RECOMMENDED ACTION: Provide direction to staff on any proposed changes to existing codes or to the processing of code enforcement complaints related to short-term residential rentals.

FISCAL IMPACT: In Fiscal Year 2014-2015, the City collected \$1.2 million in Transient Occupancy Tax (TOT) from hotels and motels and \$700,000 in TOT from the short-term residential rentals. Changes to the City's existing TOT regulations could impact future revenue.

DISCUSSION: The City has received complaints from residents in the Broad Beach area regarding a particular single family home currently being used for short-term rental. The complaints allege that the neighborhood has seen increases in noise, parking, and trash since the home has been rented out on a short-term basis. In response to these complaints, the Council asked staff to research possible options for enforcement or limitations on short-term rental activities.

Malibu Municipal Code (MMC) Chapter 3.24 requires owners and operators of short-term rental properties to register their property with the City and remit TOT on a quarterly basis. It also authorizes the City to collect TOT when a hotel, motel or residential home is occupied for thirty consecutive calendar days or less. The tax rate is 12% of the amount charged. Registration is a one-time \$25 fee and taxes are collected on a quarterly basis. If an owner or operator fails to remit TOT as required the City may impose interest and penalties on the amount owed.

In 2009, the City began enforcing the collection of TOT on the short-term rental of private homes. Prior to 2009, the City did not enforce MMC Chapter 3.24 and collect TOT on the short-term rental of private homes even though it was authorized to do so. A short-term rental is generally described in MMC Chapter 3.24 as the rental of a structure

rented for 90 days a year. Parking on streets is allowed per the city code. A 10% TOT rate is charged by the City of Petaluma.

All of these cities, however, have trouble enforcing the restrictions they have in place. Each sports large numbers of properties available for rent on platforms such as vrbo.com that are in direct violation of the ordinances. Due to the nature of short-term rentals, it is difficult (1) to ascertain that a property is being rented (rather than used for free by friends or family members), or (2) to prove a case when the renters are often visitors who cannot be easily contacted or subpoenaed, and are not interested in assisting the city (unless they had a bad experience).¹

In April 2015, Airbnb began collecting and remitting TOT on properties in the City that were rented through their website. Malibu is one of just a few cities in California that Airbnb collects TOT for, and it remains the only small city where the company does this. One of the main reasons Airbnb collects TOT in Malibu is because of the simplicity of MMC Chapter 3.24. If the City makes changes to MMC Chapter 3.24, Airbnb may cease collecting TOT in the City.

It appears that there are several hundred properties advertised online for short-term rental in Malibu. The majority of these properties do not generate complaints, and the complaints that have been received are generally resolved when the City contacts the host. The particular Broad Beach property brought to the Council's attention, however, continues to generate complaints. Staff has initiated additional enforcement action against this property, but if the Council would prefer to expand these efforts or pursue broader restriction of short-term rentals staff has identified the following options for discussion:

- Increase code enforcement efforts to ensure that City codes are not being violated by short-term rental properties. Currently short-term rental properties are subject to the same noise, parking and nuisance ordinances as owners and renters who stay more than 30 days. However, as many complaints relate to actions that occur after hours it can be difficult for staff to investigate. Most complaints relate to actions that violate the City's municipal code, but are hard to prove without documentation. Options to increase enforcement include:
 - Hiring additional staff to monitor neighborhoods to ensure compliance with City regulations regarding noise, parking and trash.
 - Authorizing after hours patrols or on-call staff.

¹ It should be noted that if SB 593 (the Thriving Communities and Sharing Economy Act) is passed during the 2016 legislative session, it would be much easier to enforce restrictions on short-term rentals. The bill, in its current form, would require hosting platforms such as Homeaway.com and Airbnb.com to report the addresses, dates of stay, and amounts paid for short-term rentals booked on their platforms. This would provide the information needed to enforce most ordinances that limit short-term rentals. Until/unless SB 593, or a similar bill, passes in such a form enforcement of these ordinances will continue to prove difficult or impossible.

- Identifying problem properties and coordinating efforts with the Los Angeles County Sheriff's Department, the agency who responds to afterhours noise and nuisance complaints.
- Revise the Special Events Permit Ordinance to further limit parties held at properties rented on a short-term basis. Short-term rentals are already subject to greater restrictions related to parties and weddings (these events always require a special events permit from the city whereas a property owner can host smaller parties that do not require a permit). If the Council believes parties and weddings at short-term rental properties should be further restricted, this ordinance can be revised to further restrict such events and increase the penalties for violations.
- Enact broad restrictions on short-term rentals. These restrictions can take many forms, but as mentioned above, they can be difficult to enforce. Some options include:
 - Allow home-sharing (where the host has to be present on the property during the rental period), but ban home-rental (where the host is not present). Santa Monica has adopted this type of ordinance.
 - Limit the number of days a property can be rented in a year. San Francisco has a similar ordinance, but it does not apply to single family homes.
 - Require the host to live in the property for a certain number of days a year. San Francisco requires the host to live on the property for 270 days a year.
 - Require licensing/permitting where the number of properties that can be rented on a short-term basis is capped. (The City already requires registration, but it does not limit the number of properties that can be rented).
 - Establish density restrictions in certain residential areas to prevent over-concentration of short-term rental properties. Restrictions might include allowing only a specific number of homes on each street to operate as short-term rentals.
 - Establish additional zones that allow short-term residential rentals and zones that do not allow short-term residential rentals.
 - Require short-term rentals to meet certain standards, such as:
 - Having the property inspected annually by the City.
 - Providing parking for all guests onsite.
 - Providing handicapped access on the property and in the home.
 - Being compliant with all fire, safety and occupancy codes.
 - These conditions could be combined in any number of ways.
- Ban all short-term residential rentals in Malibu.

An alternate option could include having established Homeowners Associations (HOA) impose their own short-term rental requirements for their respective neighborhoods. However, in order to do so, the HOAs must be an existing legally recognized HOA with recorded Bylaws and Covenants Codes and Restrictions.

ATTACHMENTS: City of Big Bear Lake Short-Term Rental Information

Table 7-4
Household Composition

Household Type	Malibu		Los Angeles County	
	Households	%	Households	%
Family households:	3,196	61%	2,194,080	68%
Husband-wife family	2,571	49%	1,480,665	46%
With own children under 18 years	980	19%	721,804	22%
Male householder, no wife present	222	4%	216,368	7%
With own children under 18 years	112	2%	92,161	3%
Female householder, no husband present	403	8%	497,047	15%
With own children under 18 years	207	4%	239,012	7%
Non-family households:	2,071	39%	1,047,124	32%
Householder living alone	1,498	28%	784,928	24%
Households with individuals under 18 years	1,379	26%	1,220,021	38%
Households with individuals 65 years and over	1,711	32%	790,386	24%
Total households	5,267	100%	3,241,204	100%
Average household size	2.37		2.98	

Source: 2010 Census, Table DP-1

(b) Housing Tenure and Vacancy

Housing tenure (owner versus renter) is an important indicator of the housing market. Communities need an adequate supply of units available both for rent and for sale in order to accommodate a range of households with varying income, family size and composition, and lifestyle. Table 7-5 provides a comparison of the number of owner-occupied and renter-occupied units in the City in 2010 as compared to the County as a whole. It reveals that the level of homeownership for the City (54.1%) is higher than for the County (44.8%).

This table also shows that the vacancy rate in the City is very high (23%) due to the large number of second homes.

Table 7-5
Household Tenure

Housing Type	Malibu		Los Angeles County	
	Units	%	Units	%
Occupied housing units	5,267	76.7%	3,241,204	94.1%
Owner-occupied housing units	3,716	54.1%	1,544,749	44.8%
Average household size of owner-occupied units	2.46		3.16	
Renter-occupied housing units	1,551	22.6%	1,696,455	49.2%
Average household size of renter-occupied units	2.17		2.81	
Vacant housing units	1,597	23.3%	203,872	5.9%
For rent	212	3.1%	104,960	3.0%
Rented, not occupied	14	0.2%	4,994	0.1%
For sale only	110	1.6%	26,808	0.8%
Sold, no occupied	39	0.6%	6,726	0.2%
For seasonal, recreational, or occasional use	990	14.4%	19,099	0.6%

Housing Type	Malibu		Los Angeles County	
	Units	%	Units	%
All other vacants	232	3.4%	41,285	1.2%
Homeowner vacancy rate (%)	2.8		1.7	
Rental vacancy rate (%)	11.9		5.8	
Total housing units	6,864	100%	3,445,076	100%

Source: 2010 Census, Table DP-1

(c) Overcrowding

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens, with severe overcrowding when there are more than 1.5 occupants per room. Table 7-6 summarizes overcrowding for the City of Malibu.

**Table 7-6
Overcrowding**

Occupants per Room	Malibu		Los Angeles County	
	Units	%	Units	%
Owner-occupied units	3,340	100%	1,552,091	100%
1.01 to 1.50	14	0.4%	71,920	4.6%
1.51 to 2.00	0	0%	17,241	1.1%
2.01 or more	0	0%	4,877	0.3%
Renter-occupied units	1,333	100%	1,665,798	100%
1.01 to 1.50	13	1.0%	163,166	9.8%
1.51 to 2.00	0	0%	86,760	5.2%
2.01 or more	0	0%	43,489	2.6%

Source: Census 2006-2010 ACS, Table B25014

According to recent Census data, overall overcrowding in the City was substantially lower than in the County as a whole (1.4% occupied units in the City versus 23.6% occupied units in the County). In the City, overcrowding was more prevalent among renter-occupied units than for owner-occupied units. Approximately 1% of the City's renter-occupied households were overcrowded, compared to only 0.4% of owner-occupied households. The relatively high cost of housing in Malibu is the primary cause of overcrowding. Several programs in the Housing Plan (Chapter V) that are designed to address housing affordability will also help to alleviate overcrowding. These programs include: Program 1.1 - Code Enforcement; Program 1.3 - Housing Rehabilitation Assistance; Program 1.4 - Preserve Existing Mobile Home Parks; Program 1.5 - Conserve Affordable Housing in the Coastal Zone; Program 2.2 - Ensure Adequate Capacity to Accommodate Housing Needs; Program 2.3 - Encourage Mixed-Use and Adaptive Reuse Development in Appropriate Locations; Program 2.2A - Second Units; Program 2.3 - Streamline Development Review and Assist Affordable Housing Developments; and Program 3.3 - Provide Financial Support and Referral Information to Persons in Need of Assistance.

(d) Household Income

Household income is a primary factor affecting housing needs in a community. According to recent Census data, the median household income in the City was \$132,926, approximately 226% higher than the County median income of \$56,266 (Table 7-7).

From: [Dean Wenner](#)
To: [citycouncil@malibucity.org](#); [Mikke Pierson](#); [speak@malibucity.org](#); [Karen Farrer](#); [rmullen@malibucity.org](#); [jwagner@malibucity.org](#); [HGlaser@malibucity.org](#); [KPettijohn@malibucity.org](#)
Cc: [dean_wenner@att.net](#); [Blue_Bonnie@City of Malibu](#); [Feldman_Reva@City of Malibu](#)
Subject: Comments for Sept 14 2020 City Council Meeting regarding LCPA No. 19-003, ZTA Nos. 19-005 and 17-002
Attachments: [Malibu Code Enforcement.pdf](#)
[Malibu Code Enforcement Form.pdf](#)
[Malibu Code Business License.pdf](#)

Dear City Council Members,

Thank you for your diligence on this matter and taking the time to do it right while surely being subjected to a lot of community pressure. Thank you for your fairness and objectivity in listening and taking into account all comments relative to this issue.

I am against both the LCPA and ZTAs however I am in favor of helping and empowering the City to use its current enforcement tools better and to provide and implement limited and results oriented revised or additional enforcement tools against nuisance properties. Owners must be held accountable to act respectfully and cordially within the community consistent with City Code. Revisions or additions should be made to City Code and not via Zoning or the LCPA.

The effort we are involved in today originated from, and is rooted in, an effort to ban short term rentals. For this reason, and the fact that goal cannot be achieved, the documentation associated with all this is lengthy and complex. The goal should be to train and support for more effective use of existing City and Code tools, and via revision and addition to City Code which can be easily done, increase the productivity of the toolbox with enforcement items that do not diminish Owner rights and that will motivate the community to act and influence other members of the community and companies that conduct business in the community to act in line with reasonable expectations. It is then upon us to prioritize addressing an STR complaint that is properly submitted. I'm not saying to ignore verbal comments but verbal complaints will not result in action. There must be a response to a verbal complaint of "please go the Code Enforcement page and complete the Code Enforcement Investigation Form". Then results will be achieved.

Owners who choose to rent must not be held to different requirements, codes and standards than Owners who do not rent. The Draft ZTA promotes this and it is not fair or proper. Owners must not be broken down into primary and non-primary for STR purposes as Owner rights and responsibilities are the same whether they are primary or non-primary. Proceeding with the ZTA without the LCPA is a known non-compliance of the Coastal Act and we cannot lead effectively if we act like the offenders we are trying the safeguard against. Proceeding with the "Santa Monica Type" Ordinance is a complete misuse of that legal action precedent as the Draft Malibu Ordinance would diminish Owner rights and eliminate legal STRs while the Santa Monica Ordinance granted greater Owner rights as STRs were always illegal.

A permit system must not be implemented via the ZTA as "The City of Malibu does not issue business licenses. The City adopted the Los Angeles County Code regarding business licenses, which lists those businesses that must be licensed." Requiring a permit for STRs would be a license to conduct rentals. A permit is a document to give authorization or consent to do short term rentals.

Owners currently have this authorization (Right) and do not require a license to do so. We pay ToT and the ToT registration specifically states it is not a permit. Adding a permit system within Zoning is not good faith negotiation to meet City Code but rather an effort to ban STRs in the future.

Furthermore, Zoning is “a measure enacted by a city or county to divide a community into districts or zones within which permitted and special uses are established, as well as regulations governing... standards.” We have already established that STRs are legal and integral to current Owner Rights. We comply by following City Code inclusive of registering for ToT and already sacrificing some of our privacy to do so. Revising Zoning to require a permit system is a step to attempt a rental ban at some level in the future and is not in good faith to Owner Rights. I state this based upon observations in regard to how our City system works today:

1. The majority of complaints discussed are verbal and not documented per City Code (attached form for investigation)
2. City code enforcement documentation for complaint investigation states the prioritization and STR complaints are very low on the priority
3. Permit compliance matters appears heavily backlogged
4. Obtaining permits appears to rarely be simple and quick
5. ToT registration was incredibly fast. It’s not a permit and the modification to City Code was quick and easy.
6. The above items yield a conclusion that when motivated things happen but when caught up in political or procedural bureaucracy that the process is slow and there is a chance a permit is never obtained and unreasonably withheld.

Ordinance No. 468 Recitals indicate via item B that the real problematic issue is Owners of apartment complexes and other multifamily buildings seeking to convert their units to short-term rental use and creating illegal hotel and motel uses in the City. For this reason, if City Council continues forward with the ZTA it should be limited in scope to the multifamily units and not include residential property.

These reasons, supplemented by the facts that STRs are legal today, there are nearly no documented complaints, and enforcement of current Code for STR related items is not a priority, and that the hidden agenda is to ban rentals, implementing Zoning changes for a permit system is not proper and must not be done.

-

The environment over the history of this concern for short term rentals is parts of the community complaining to the City and expecting the City to take action. This approach has resulted in a long process with a lot of time and money spent and the issue remains open and active. If the community is mentored and coached how to self-police the matter per se, as done quickly with the Paseo Hidalgo property, results can be obtained quickly behaviors will change. I’m not naïve and know one action will not drive complete compliance however the general public can act instantly where City Council cannot act instantly. Furthermore, if the community documents issues using the current Code Enforcement process. Attached is a print of the Code Enforcement page of the www.MalibuCity.org page as it existed when I made my previous comments. Please see attached for the Code Enforcement Investigation Request Form. This is precisely the tool to be used to document, action, and control Code Enforcement matters inclusive of claims against STRs.

<https://www.malibucity.org/DocumentCenter/View/103/Code-Enforcement-Investigation-Request-Form?bidId=>

It is documented in the recent official record that when we empower Rental Platform Companies to take action by documenting that nuisance and non-compliance has occurred (Code non-compliance) that they will take action. People and Companies will not take action with verbal complaints as there is the risk that much of the commentary is not exactly factual and in some cases hype and made up stories. In our litigious society Companies will not act swiftly and may not act at all.

Airbnb has stepped up and demonstrated they “get it” when we assist them. In reading the 179 pages of commentary from the August 10 meeting it is clear the Companies like VRBO do not get it, and with all the legal references and documentation we spend too damn much time and money wrangling instead of creating an environment where the community works together for the better good. In my experience growing up in a family that did not have much money, I always got better results when I found a way to battle with my brothers or finding a way to work with others rather than running to Mom & Dad to complain. Mom & Dad were always supportive but there was really was very little they could do. I had to make things happen in the moment myself to really move the needle on what I wanted.

Companies that do not act accordingly and take action to be compliant with the City Code can have efforts to remove their License to conduct business in the community.

The following is more details to assist in the decision-making process:

1. Additional regulation is unwarranted and since it is rooted in an effort to ban STRs we should not take a step in that direction as the intent of those behind it is unreasonable.
 - A. STRs have been legal in Malibu for decades
 - B. MMC addresses code matters and there are systems and tools in place to conduct code enforcement – like a business we need to act on documented incidents and not just hearsay and commentary
 - C. 3 of 525 code enforcement issues are Noise or Nuisance – statistically insignificant and not a proliferation of non-conformance
 - D. No change to the enforcement system is recommended which means it is working – City Council Policy #4 requires the City to follow its own codes and regulations – I’m perceiving residents want enforcement to change things that are legal – that’s a problem in itself and not justification for change – let’s not promote or enable false or inaccurate reporting
 - E. Prior to 2009, ToT was required of STRs and Malibu was collecting ToT
 - F. In 2009 Malibu MMC formally included it and has collected

ToT under it

- G. According to the City's data, less than 6% of properties were advertised for STR – this is well in line with the General Plan which indicates 43.7% housing types that are renter related in Table 7-5 – The internet certainly has made STR information more readily available to the public but there is not proliferation of non-conformity to MMC nor a deviation from the General Plan as short term, vacation, seasonal, recreational and occasional use rentals have long been done in Malibu.
 - H. The General Plan and City Council Policy is to protect private property rights and ensure such right is the prime consideration in matters – this ordinance is a move to restrict and remove private property rights of conforming residents which is not acceptable
 - I. In addition, property rights must be the same for both primary and non-primary residents, not discriminate against non-primary residents, and not give primary residents more rights (such as to allow primary residents more citations to act worse than non-primary residents). This is supported in the General Plan Existing Conditions (1.2.1). "Most residents live in the community all year and others visit seasonally or whenever they can leave the urban area." All residents are equal and free to use their private property in a conforming and lawful manner, the City has Code Enforcement tools, and residents should retain their inherent rights that have been in place for decades.
2. Adopting a regulatory system similar to Santa Monica is a reaction to follow a perceived legal path but is an incorrect application of the intent and drivers for Santa Monica action
- A. Santa Monica never allowed STRs prior to their Ordinance
 - B. The action for the Ordinance was driven to regain control of housing stock as owners abused the approval they were granted to build housing stock intended for long term use only to illegally use it for STR
 - C. The action for ordinance was driven by the intensification of a non-conforming issue which was illegal STRs across Santa Monica
 - D. Santa Monica Ordinance grants greater private property rights to owners as STRs are now legal when they were illegal before the ordinance
 - E. NONE of these items are applicable in Malibu so the basis to adopt it is mis-founded at the least and an attempt to keep a

ban alive at the worst

- F. Restricting and limiting existing rights is not consistent with City Values or Plan – this action is not justified and would be punitive to lawful and respectful residents – and not in the spirit of Ex Post Facto protection intent inherent in State and Federal law

3. Proceeding with the Ordinance on the ZTA is premature

- A. In prior correspondence, the California Coastal Commission made it clear that regulation in the coastal zone must occur within the context of the Local Coastal Program and/or be authorized pursuant to a coastal development permit.
- B. Proceeding strategically with the ZTA to circumvent the intent is not good faith – the ZTA and LCPA must go together
- C. The General Plan did consider renters as both short and long term as “long term” is specifically mentioned in the Dwelling Unit definition. Therefore limiting STRs specifically would be a change of use within text and the intent of the Plan.
- D. The ZTA should not be used as a vehicle to set precedent to reduce or strip private property rights.
- E. We knew last December that proceeding without the LCPA was wrong. Pushing this forward without the LCPA will create a negative environment and is not the right thing to do. When the LCPA does not proceed or the CCC rejects it we will have knowingly created the “grey” so many complain about. Such an approach is not consistent with City Policy and must not be done.
- F. Passing a non-conforming ordinance that falsely restricts owner rights is likely to open the City of Malibu up to civil suits for damages related to such items as, but not inclusive of, lost income and recovery of costs. The exposure is over 8x the ToT amount. Let’s not unnecessarily subject the City to this risk and be as responsible as possible with the City Budget going forward. The next two years at a

minimum are going to be a challenge for us all.

4. City Finances & Benefits

- A. ToT down to \$2.4M last year and projected \$1.3M this year
- B. Seems the Woolsey Fire attributed to 50% reduction in STR and the Pandemic another 50% reduction
- C. Malibu has done a lot of good and will do a lot of good with the tax revenue – with Woolsey Fire hangover and the Pandemic impacts possible over the next 1-2 years now is not the time to further restrict this revenue, hurt local business even more, or restrict access to the coast for visitors.
- D. STRs are legal, Owners are overwhelmingly good neighbors and good stewards of the neighborhoods, STRs are good for local business in addition to ToT, and help achieve both City and Coastal Commission commitments for public access (General Plan and LCP).
- E. Residents need to find a way to work together and not make it a City issue to strip property rights. We should not be recommending legislation additions for items conforming to the General Plan, MMC, and existing LCP.

Please do not vote in favor of either the LCPA or ZTAs.

1. The proposed STR Ordinance would impose new, significant restrictions on use and strip Owner Rights.
2. Lawful rentals are appropriate and legal under current City rules
3. Focus on multifamily buildings for restrictions
4. All Owners must be treated the same. There cannot be discrimination against lawful and respectful non-primary Owners.
5. Banning or effectively banning STRs is a change in use and in direct conflict with the General Plan as rentals are recognized in the General Plan.
6. Revision or addition to City Code to address things like contact information, max occupancy, and parking restrictions can be accomplished quickly and with immediate diligence the proper behaviors will be experienced by using Code Enforcement and the Code Enforcement Investigation Form.

Please proceed to mentor and coach the community on how to handle the matter within existing City Code requirements and methods. The need to increase penalties for non-compliance to better drive behaviors is warranted as that funding can support the prioritization of such complaints. This is supported strongly within staff documentation as there is no change recommended to the current enforcement method.

Best regards,

Dean Wenner

Owner, 20054 Pacific Coast Highway, Malibu 90265

CODE ENFORCEMENT

Code Enforcement is the process by which the City ensures compliance with the laws and regulations stated in the Malibu Municipal Code (MMC) and Zoning Ordinance to promote and protect public peace, health, safety, and welfare, while guiding growth and development in keeping with the General Plan. For further information on the compliance process or to report a code violation in progress, contact Code Enforcement staff at 310-456-2489, ext. 484.

MUNICIPAL CODE VIOLATIONS & PENALTIES

Failure to comply with provisions outlined in the MMC are subject to penalties as defined in MMC Section 1.16.010, which states:

B. Infractions. Any person violating any provision or failing to comply with any mandatory requirement of this code expressly stated by this code to be an infraction shall be guilty of an infraction. Any person convicted of an infraction shall be punishable by:

1. A fine not exceeding one hundred dollars (\$100.00) for a first violation;
2. A fine not exceeding two hundred dollars (\$200.00) for a second violation of the same provision of this code within one year;
3. A fine not exceeding five hundred dollars (\$500.00) for each additional violation of the same

provision of this code within one year.

Each person shall be guilty of a separate offense for each and every day during any portion of which any violation of any provision of this code is committed, continued or permitted by such person and shall be punishable accordingly.

A complete list of MMC Chapters subject to these penalties are specified in [MMC Section 1.10.040](#).

COMMON CODE ENFORCEMENT ISSUES

Next

PLANNING APPROVALS VS. BUILDING PERMITS

For some small projects on your property, you may only need an approval from the Planning Department. That usually means a single, short visit to the Public Counter to speak with Planning staff. However, larger, more complex projects, such as building an additional room, grading, etc. could require both Planning Approval and a Building Permit. That means a little more paperwork and a little extra time.

For more guidance, visit the Planning Counter, call the Planning Hotline at 310-456-489 ext. 485, or email mplanning@malibucity.org. Calls and emails are always returned within 24 hours.

VALET SAFETY ORDINANCE



**VALET SAFETY
ORDINANCE**

Valet parking attendants
working in MALIBU
must wear high visibility
reflective safety gear.

MalibuCity.org/CodeEnforcement

On June 27, 2016, the City Council adopted [Ordinance No. 407](#) establishing MMC Chapter 9.38 requiring valet parking attendants working on public rights-of-way in Malibu to wear high-visibility reflective safety apparel at all times (day or night). The ordinance is meant to keep valets safer, as well as their customers, by making them more visible to motorists on PCH and all City streets. The Los Angeles County Sheriff's Volunteers on Patrol (VOP) are conducting outreach among valet service operators in Malibu to educate them about the ordinance requirements.

RESOURCES

- [MMC Chapter 9.38](#)
- [Approved high-visibility safety apparel](#)

For further questions, contact Senior Code Enforcement Officer Doug Cleavenger at 310-456-2489, ext. 231 or DCleavenger@malibucity.org.

CONTACT US

CODE ENFORCEMENT

Physical Address


23825 Stuart Ranch Road
Malibu, CA 90265

Phone: 310-456-2489, ext. 484

[Directory](#)



QUICK LINKS



- [Code Enforcement Investigation Request Form](#)



- [Open Code Enforcement Cases](#)



City of Malibu

23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 456-7650 · www.malibucity.org

Code Enforcement Investigation Request

Instructions: If you have a complaint regarding a possible violation of any Malibu Code (Municipal, Building, Zoning), complete the top portion of this form, sign and date where indicated, and return the form as directed below.

Note: Complaints regarding building / grading without a permit or matters relating to public health or safety need not be signed. If it is determined that a violation exists, the City will become the complainant and move toward obtaining abatement. Progress reports will not be provided to complainants.

Please attach any information which you feel will be helpful (e.g. photographs, maps, etc.)

Complainant Name: _____

Complainant Telephone: _____

Complainant Address: _____

Address of the property about which you are complaining: _____

Owner's Name*: _____

Owner's Telephone*: _____

Occupant's Name*: _____

Occupant's Telephone*: _____

Complaint Description (please be as descriptive as possible):

Signature: _____ Date: _____

This form may be mailed City of Malibu, Planning Department - Code Enforcement, 23825 Stuart Ranch Road, Malibu, CA 90265 or faxed to (310) 456-7650 (follow up with mailed original). You may also deliver this form to City Hall; please address as indicated above.

For further information please contact Code Enforcement Hotline at (310) 456-2489, ext. 484.

Received by: _____ Date: _____

*provide if known; not required

U:\MASTER FILES\TEMPLATES\TEMPLATES\INVESTIGATION REQUEST\CE Investigation Request_150420.doc

BUSINESS LICENSE

The City of Malibu does not issue business licenses. The City adopted the Los Angeles County Code regarding business licenses, which lists those businesses that must be licensed.

For additional information or for a business license application, contact the Los Angeles County Business License Office at 213-974-2011 or go to the [County Treasurer's website](#).

If you plan to run a business out of your home, you must also comply with the [Home Occupation Rules](#).

Local businesses interested in joining the Malibu Chamber of Commerce can contact the Chamber at 310-456-9025 or via [email](#). For more information, visit the Chamber [website](#).

CONNECT WITH US

**Malibu Municipal
Code**
**Malibu,
California**



Current through Ordinance 463U and the June 2020 code supplement. For more recent amendments to this code, refer to the [CodeAlert](#) page.

This document is provided for informational purposes only. Please read the full [disclaimer](#).

- [Main Table of Contents](#)
- [Search](#)
- [Ordinance List](#)
- [Statutory References](#)
- [CodeAlert - Recently Passed Ordinances](#)

Links:

- [Malibu Local Coastal Program](#)
- [Malibu General Plan](#)
- [Malibu, California - Home Page](#)

Contact:

City Clerk:

[Title 5 BUSINESS LICENSES AND REGULATIONS](#)
[Chapter 5.04 BUSINESS LICENSES GENERALLY](#)

5.04.010 Adoption of business license ordinance.

Except as hereinafter provided, Title 7, Business Licenses, of the Los Angeles County Code, as amended and in effect on July 16, 1991, is adopted as the business license ordinance of the city.

A copy of the business license ordinance has been deposited in the office of the city clerk, and shall be at all times maintained by the clerk for use and examination by the public. (Prior code § 6300)

View the [mobile version](#).

From: [Louis Spirito](#)
To: SouthCentralCoast@Coastal
Subject: Public Comment on August 2022 Agenda Item Friday 10a - City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals).
Date: Wednesday, August 3, 2022 2:25:34 PM

Dear Commissioners

I am writing to urge you to work with Malibu City officials to craft STR regulations that will not destroy the quality of life for Malibu residents.

The stereotypical Malibuite is a movie mogul with mega mansion who resents having the hoi poloi walk on 'his' beach. While there might be some of that, but not much, many others like my wife and I are middle class (in our case, lower middle class) working people who live in condos or small homes acquired before real estate values soared to insane levels. We don't always get along with our neighbors, and sometimes absentee owners rent to obnoxious tenants who ignore the local ordinances and strain our fragile infrastructure (roads, septic treatment, water usage) but we usually manage to work it out and restore some balance to our communities.

STRs like Air B & B, and VRBO are another thing altogether. By their nature, they encourage people who are here to party and get the most bang for their buck. If that means overcrowding a unit or home, throwing raucous, late night parties, strewing litter on the streets taxing the septic systems to failure (dirty towels and diapers get flushed) so be it. There's also an increased fire danger since STR renters often don't know, and don't care, about the precautions needed when you reside in a fire zone.

Our CC&Rs don't permit STRs but some residents have done it anyway. In some of those instances the renters ignore the rules of our HOA, basically daring us to stop them. We have a friend, a former high school teacher, who suffered a breakdown when an STR party house opened next door to her house on a previously sleepy cul de sac. When she dared complain to the occupants, they threatened her and urinated and defecated on her property. There is no legal mechanism in place for a prompt response (code enforcement here is slow or nonexistent and a pitifully small fine does little to ameliorate the loss of a night's sleep and peace of mind) so she was left to just deal with it.

While I agree that all the people of California are entitled to enjoy our beaches and open spaces, that doesn't mean that everyone is entitled to affordable (a very iffy term with the costs of STRs in Malibu) overnight accommodations. I grew up in NJ where many towns charged for beach access or allowed residents only. It would have been nice to have had cheap overnight rentals near Point Pleasant or Cape May but there weren't many and so we either rented a few towns away or took day trips.

I read where some CCC members favor STRs because the cost of local hotels and motels is so steep. Since they already exist, why not mandate that they offer a percentage of their rooms at affordable rates. Or cap their rates, period. It would have been better if the CCC had objected to the purchase and upscaling of these lodgings in the first place but that ship has sailed.

At a time when our state, and much of the country, is working to create affordable housing, please don't side with huge for profit companies whose business model

helps to deplete the already short supply and to lessen the quality of life for those lucky enough to have place to live.

In closing, thank you to the Commission for all of your efforts to protect California's beautiful, fragile coastline. Please consider the impact that STRs will have before you open the floodgates.

Sincerely,

Louis & Eugenie Spirito
28274 Rey De Copas Lane
Malibu, CA 90265
310.457-9859

From: [Paul Seeman](#)
To: SouthCentralCoast@Coastal
Subject: Public Comment on August 2022 Agenda Item Friday 10a - City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals).
Date: Wednesday, August 3, 2022 3:51:54 PM

Dear Commissioners:

The staff report recommending denial of the City of Malibu Short-Term Rental LCP Amendment contains several logical and empirical fallacies that undermine its conclusions. Contrary to the report's assertions, the Amendment does provide for a lodging supply in Malibu - including STRs - that is consistent with what the Commission has approved in other cities. The Commission should approve the Malibu LCP Amendment. Some examples:

1. "While there are several hotels and motels in cities surrounding Malibu, the approximate 21 miles of Malibu coastline is only serviced by approximately 130 hotel rooms, 142 RV sites, 35 tent sites, and the City's existing short-term rental stock.' (Staff Report, p. 2)

This statement is factually misleading in two respects. First, there are far more than "several" hotels and motels in cities surrounding Malibu. Santa Monica alone has more than 40 hotels, including a 300-room Fairmont, 350-room Loews, and a 200-room Viceroy, and numerous more affordable properties like the Wyndham - to name just a few. (<https://www.santamonica.com/hotels/>). As the Santa Monica Chamber of Commerce points out, "...one of the many things that sets Santa Monica apart from other cities is *the number of beach resorts and hotels that are either directly on the beach, or just off it.*" On the northern border of Malibu between Malibu Canyon and Kanan Dume Rd., there are at least a dozen hotels and motels, including a 300-room Four Seasons and a 260-room Hyatt, all of whom advertise their proximity to Malibu beaches "20 minutes away" as an important amenity. To describe these numerous nearby lodging resources as "several" hotels and motels is counter-factual, and to conclude that Malibu is only "serviced" by the resources within its political boundaries is nonsensical. Malibu is not remote, it is contiguous with Santa Monica and the greater Los Angeles area. It is by nature a suburban "bedroom" community whose residents primarily work, shop, dine, and recreate in the larger urban surrounding cities. The reverse is true as well: the Malibu coastline is easily accessible from the surrounding communities and absorbs huge numbers of day visitors from every part of Los Angeles County throughout the year. The empirical truth, contrary to the report's assertion, is that the Malibu coastline is serviced by vast lodging resources, including literally thousands of hotel and motel rooms in cities directly surrounding and in close proximity to Malibu beaches, *in addition to* what is available within the city limits.

The lodging availability data cited by staff is further distorted by the lack of comparative or proportional analysis. The raw total of STRs in a community is a meaningless measure unless compared to population and permanent residential housing stock. In Malibu, that stock is very small (5,000 "households" - roughly equivalent to homes - per the 2020 census (<https://www.census.gov/quickfacts/malibucitycalifornia>)). The staff report mentions a raw total - Malibu currently has more than 200 STR permits - without mentioning that roughly

translates to about 4% of total households, or 1 in every 24 homes. That is already a lot for a small community. The staff report then suggests this is inadequate, and approvingly cites a previous total of 372 STRs as of December 2020 as a target. That would represent nearly 8% of total households in the community - 1 of every 12 homes. For comparison, in 2018 Santa Monica had approximately 2,000 STR's for 45,000 households, approximately 4% (according to *HomeAway v. Santa Monica* (2019)). In San Diego the Coastal Commission agreed on a cap of 1% of households - 5,400 - for that city, with additional capacity to 1,100 in the oceanfront Mission Beach, a city of 22,000 households - a rate of 5%. In other words, the current permitted STR level in Malibu is actually about the same percentage rate - 4% - as approved by the CCC in Santa Monica and Mission Beach, cities that are many times larger, more densely urban, and therefore more able to absorb a denser STR rate, than Malibu. Malibu enacted the current LCP Amendment in significant part because of the widespread feeling in the community that there were too many STRs for a community of our small size. The comparative data missing from the staff report confirms that this feeling is statistically accurate.

The problem is compounded by the increasing purchase and use of single-family residences in Malibu for second homes, or as investments, a factor the staff report mentions as a problem in passing but does not attempt to analyze with any empirical data. The reality is that homes in Malibu are heavily promoted in the current real estate market as investment opportunities rather than as primary residences ("...many [purchasers] are looking in Malibu for second homes, while keeping a main residence in Brentwood or Beverly Hills. There are few other places in the world where you can be at your beach vacation home in a half-hour without having to hop on a plane." <https://www.realtor.com/news/trends/malibu-real-estate-after-110-million-sale/>.) Census data shows that the permanent resident population of Malibu shrank over the last 10 years, and it seems quite likely that second-home and investment purchases make up a part of that trend. Any meaningful attempt to strike a balance between the needs of visitors and the quality of life of residents, as staff concedes the CCC must do, and especially any policy advocacy for a higher number of STRs in a community, has to be based on some meaningful comparative empirical data and analysis. In terms of the impact on residents' quality of life, that would clearly include data on the number of existing STRs that are investment properties or second homes, the rate of residence conversion, the relationship to population loss, and some empirical evidence that regional resources are actually inadequate to meet visitor demand, including actual vacancy rates in existing lodging, all of which are unexamined and unreported by staff. Calling for, or voting for, more STRs in a data vacuum like this would be irresponsible policy making.

2. "Hosted STRs generally do not provide the space and privacy desired by families and larger groups traveling together that STRs often offer, and thus, the public is less likely to stay at hosted STRs." (Staff Report, p. 2).

This is an intuitively attractive assertion, but there is no actual empirical evidence to show what extent "less likely" is actually a statistically significant issue, either in general or in Malibu specifically. It is just as intuitively obvious that there are many important variables in rental cost and amenities, and hosting is only one of those many. Some people would be less likely to stay in an STR without a view, or without a hot tub, or without off-street parking, or above a certain price. Even if people do generally express a preference for the additional

luxury and privacy of an un-hosted STR, that does not in itself support the theory that a hosting requirement would "result in a loss of existing, lower-cost overnight accommodation." There is no survey, statistical data, or evidence cited for this theoretical "loss." If no-host rentals are more desirable as staff assert, then they will by definition be more costly, not less, so it is mysterious how fewer no-host rentals equals a loss of "lower-cost" accommodations. The report seems to be conflating desirability and availability; they may be related attributes for rental decisions, but they are not equivalent as the basis for public policy decision making. The CCC mandate to protect availability of lodging does not extend to requiring homeowners to provide (or for neighbors, to accept) any specific amenity to enhance the desirability of rentals. The CCC can't require more hot tubs, more residential parking, more views, or lower costs even if those things are clearly more desirable and attractive to visitors. From a public policy perspective, mandating privacy by requiring no host is no different than requiring a homeowner to cut down trees to create a more desirable view, or install a hot tub to create a more attractive rental profile. It is clearly not part of the powers envisioned by the Coastal Act to require specific uses of specific private homes to make them more "desirable" to renters, but that is the logic of the staff report here.

Even more problematic analytically is the staff assertion that no-host properties are more desirable to *"larger groups traveling together."* The issue here is no-host STRs in *single family* zoning. Large groups traveling together are not single families. Large groups traveling together in search of space and privacy in un-hosted rentals describes groups looking for "party" houses, and even responsible large groups create the additional noise and parking problems that drive permanent residents to political activism. Hotels and other commercial lodging options that accept larger groups are able to enforce reasonable rules on the number of guests per room and noise and curfew issues because they normally have staff on-site for that purpose. It is entirely reasonable and defensible to require similar enforcement capacity for quasi-commercial STR lodging in residential areas. Without a host or staff on-site, the only enforcement capacity is the neighbors, and no recourse for those neighbors when issues do arise short of calling the sheriff. That is the reason why no-host STRs are responsible for the vast majority of STR nightmare stories. Take for example the recent fatal balcony collapse in Malibu caused by overcrowding in an STR: "CBS...spoke with the owner of the home who rented out the residence to some young people for the weekend. The owner said that *she learned from neighbors* that there were about 30 people at the home, far more than the six that were allowed to be there." <https://www.cbsnews.com/losangeles/news/two-people-critically-injured-after-a-balcony-collapse-in-malibu-saturday-up-to-5-other-people-are-reported-injured/>). This is why hosting is a reasonable and necessary component of municipal STR management. The staff report makes no mention of these problems with no-host rentals, or what solution they propose to address them. I invite the Commissioners to consider whether they are comfortable adopting a policy that requires neighbors - without pay, resources, or training - to serve as compliance officers (and sometimes law enforcement officers) for state, county, and municipal zoning, public health, and public safety rules, solely for the purpose of supporting commercial rental opportunities for others.

Finally, a hosted STR requirement discourages the purchase and use of single-family residences as commercial investment properties. The hosting requirement significantly limits the capacity of an investor or investment group to purchase a home as a rental property rather than a residence. The Malibu hosting requirement is a reasonable and effective way to allow for adequate lodging opportunities in the community while providing some protection for the single-family housing stock and the quality of life of permanent residents. Requiring un-

hosted rentals is not a “balancing,” it would imbalance the STR market away from residents, encourage problem rentals, degrade the community, and remove homes from the housing stock in favor of investment property ownership.

3. “Additionally, by only allowing for “un-hosted” STRs within multi-family properties, demand for the more desirable un-hosted STRs will likely shift to multi-family housing instead of single-family residential properties. This shift will likely place a burden on multi-family properties to be used as un-hosted STRs, and this will likely result in a loss of affordable housing within the City, considering multi-family properties make up a major of the City’s affordable long-term housing.” (Staff Report, p. 3)

This argument does not logically support un-hosted rentals. It concedes the point that un-hosted STR’s place an additional burden on neighboring residents, and further concedes (again, for what it is worth, without any empirical support or analysis) that properties used as un-hosted STRs are more “likely” to be lost as affordable housing. Translating “loss of affordable housing” into plain language, that means the gutting of residential communities by conversion of permanent housing to transient STR use. Since neither consequence, unacceptable burdens on residents and loss of affordable housing, is a permissible CCC goal or result, this staff assertion - assuming it is factually accurate - actually supports the conclusion opposite from the report’s recommendation. If correct, the city is clearly justified in requiring hosting in both single and multi-family properties as a way to preserve affordable housing in the community. The proposed Malibu ordinance correctly attempts a far more reasonable balance than the staff position, by allowing some un-hosted STR’s in certain ways that seem less detrimental to the community at large. The only other fair way to accommodate STRs without destructive consequences for the community is to prohibit un-hosted STRs entirely.

The Coastal Commission’s mandate to preserve the coast as a resource includes not just access, it also includes preserving the rural and less-developed character of the coast where possible. Malibu is a fragile place in that respect, with a difficult balance to maintain. Part of its attraction and charm has always been some of that rural and less-developed character compared to many other beachfront cities, but modern development and population pressures resulting from that attraction are enormous and relentless. Denial of the Malibu LCP Amendment will hasten the destructive parts of the process. The denial recommendation lacks relevant data and empirical analysis, is inconsistent with other known comparative data on STR density, and will unwind and unbalance a careful and thoughtful political compromise on hosting that took many years to craft and that will provide an acceptable level of affordable short-term lodging. By contrast, if the Commission corrects for the flaws in the staff report - by counting the resources of our neighboring megalopolis in the lodging availability equation, accurately measuring the percentage STR load on the community, and accepting the careful compromise around hosting requirements in the existing ordinance - it becomes clear that the proposed LCP Amendment will keep an appropriate balance between these concerns. At least for now. Please approve the LCP Amendment and give us a chance to prove that we can achieve a balance between preservation of community character and adequate visitor access.

Thank you,

Paul Seeman

From: [Scott Dittrich](#)
To: SouthCentralCoast@Coastal
Subject: Aug 12 item 10A - Malibu STR
Date: Wednesday, August 3, 2022 3:43:52 PM

Dear Costal Commission,

Re: Item 10A. Friday August 12, 2022.

I am a fifty year resident of Malibu. Personally, and as a city, we welcome our 15 million visitors each year. My wife and I have rented our guest house to pay our property taxes. We have done both long term rentals and Air B&B. While our guests were mostly very nice people and it was a pleasure meeting them, the short term rental situation here has changed the character of our residential neighborhood. If you do not allow our City's short term rental ordinance to move forward it is clear that many homes will be bought by those seeking to profit from short term rentals. This will turn our semi-rural residential neighborhood into a commercial entity. Already one does not know neighbors - unlike before the onslaught of STRs. There have been numerous instances of party houses and one such home just over the LA County line burned down last winter and an STR rental guest died. Had the wind been just a little stronger that fire would have burned our home and perhaps 300 others in spite of heroic action by firefighters.

For several years many residents in Malibu fought to stop the Air B&Bs but there were powerful monied interests arguing that an owner had the absolute right to do whatever they wanted with their house. Absentee owners were (and are) making huge profits renting homes to short term renters, essentially becoming mini-hotels for the wealthy. Both sides fought over the STR issue until at last a compromise solution was reached that allowed such rentals as long as the owner was present. This would stop hedge funds and corporate entities from buying up homes while allowing for home sharing and guest houses to be listed on the short term rental sites.. This compromise was a classic demonstration of democracy in action, allowing the voice of normal citizens to be heard and recognized by our City Council but still allowing for visitors who wish to come here.

It is amazing to me that your staff recommended a vote against our hosted ordinance. Perhaps they do not understand that without such a law, Malibu's existing zoning laws, which were approved by the Coastal Commission, bans commercial uses in residential neighborhoods, which means absolutely no short term rentals at all.

Also, staff must not realize that the houses being bought up by corporate interests are far beyond the financial means of the average family, costing at least \$7,000 a week, and this in the hills rather than beachfront properties. While our ordinance is similar to Santa Monica's, which you approved, I understand staff cited the lack of hotels here compared to Santa Monica. Since we are a tiny city of less than 10,000 residents, this is, of course, what one would expect. In fact earlier this year our City Council approved the conversion of an existing office building to a luxury hotel.

Last, staff apparently has not considered the threat short term rentals pose - both to the guests themselves and to residents. Malibu is a high fire danger community. In 2018 over 480 homes were destroyed in the Woolsey Fire. Without a host living on the property to direct an STR guest to evacuate during a fire, and then showing them by what route to leave, such people are prone to leaving too late, driving into smoke filled areas, and, with loss of visibility, likely to crash and be overtaken by the firefront with disastrous consequences.

So we urge you to please approve Malibu's short term rental ordinance on item 10a. Please do not destroy our neighborhoods

Thank you,

Scott & Sharon Dittrich
3327 Sumac Ridge
Malibu, Ca 90265

From: SouthCentralCoast@Coastal
To: Gonzalez_Denise@Coastal
Subject: FW: Public Comment on August 2022 Agenda Item Friday 10a - City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals)
Date: Friday, August 5, 2022 10:21:26 AM

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

From: Andrew Ferguson <terroirmalibu@yahoo.com>
Sent: Thursday, August 4, 2022 6:58 PM
To: SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>
Subject: Public Comment on August 2022 Agenda Item Friday 10a - City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals)

Members of the California Coastal Commission,

I wanted to let you know that I'm opposed to STRs since they have had a very negative impact on our neighborhoods. The CCC was created to protect our coast, not people who sacrifice neighborhoods for personal gain. I feel the CCC has overstepped their duties and I would appreciate it if you would focus on protecting our natural resources.

Thank you,
Andrew Ferguson

From: billaz4@yahoo.com
To: SouthCentralCoast@Coastal
Subject: Public Comment on August 2022 Agenda Item Friday 10a - City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals).
Date: Thursday, August 4, 2022 10:09:06 AM

Commission members,

I am deeply concerned with the proposed Malibu LCP amendment as well as the public comments made by the City of Malibu in recent city council meetings. As a property owner in the city, this issue is very meaningful to me personally and I greatly appreciate your consideration of my thoughts regarding this proposal, as outlined below.

1) Access to the beaches must be protected -

Malibu is a real treasure to the State. Its beautiful, rugged unspoiled beaches are a natural beauty and should be accessible for as many Californians as possible. Unfortunately, given the natural barriers, both access and parking are very difficult which make day trip challenging. Additionally, with even the existing restrictions currently in place in Malibu, there are not enough options for families to stay at the beach. Eliminating STR's would leave only the few scant, very expensive, hotel options available to families.

When confronted with this, the City Council's stated position was that the rentals in Malibu are unaffordable anyway, so there is no value in protecting them. This is not true. There are many rentals that are available for less than \$500/night, which is within reach for many hard working California families. Without STR options, the existing hotel beachfront options would be well over \$1,000/night.

If the City wants to provide enough lodging to provide reasonable access to the coastline for Californians and thereby eliminate STR's, they should first approve and build them.

Ironically, almost exactly 100 years ago, Mae Rindge (the owner of the Malibu Ranch before it was ultimately developed), fought the County of Los Angeles as far as the US Supreme court to try to keep the public from having access to the natural beauty of the area. History appears to be repeating itself.

2) The proposed regulations are overly restrictive

As I believe the Commission agrees, requiring a full time on site host is not a reasonable restriction and is unwarranted.

The stated reason was to try to keep control of unruly guests who are disturbing the peace. However even without these restrictions in place, the City reported at its last

hearing that there were virtually no complaints under the current policies. If there are any issues with unruly individuals, it appears to be more often occurring with residents and their guests than it is with STR's.

Also, the obvious reality is that most properties are not set up to support both a live in family as well as private space for guests to rent. The proposed regulation would effectively ban STR's without calling it a ban.

3) Threats of lawsuits

The position of the City council in the last meeting was that, if they were not able to strong arm the commission into acquiescing, that they would instead defy any negative orders by the Commission by issuing a blanket ban on all short term rentals.

Their argument is that STR's have always been banned as a nonresidential use. In their logic, a one week rental is nonresidential while a one month rental is residential. Also, they ignore the scores of attorneys, masseuses, caterers, dog walkers, work at home people and other individuals who use their home partially for business purposes. This is nothing more than a thinly veiled attempt to bully the Commission to get their way based on what they see as a technicality.

Also, ironically, under the City's "full time host provision" STR's would act more like a business (acting as a Bed and Breakfast or small hotel) than an unhosted STR is (which is much more similar to a long term residential rental).

4) Proactive Deterrant

If the Commission denies the City petition, the decision should be respected by the City pending any legal review.

As the City has already openly stated that it plans to defy any negative Commission orders, I would respectfully suggest that the Commission consider preemptively including in any order a penalty provision that will deter the City from making any rash, sweeping actions and instead pursue appropriate appeals processes.

Thank you for your time and consideration

From: SouthCentralCoast@Coastal
To: Gonzalez_Denise@Coastal
Subject: FW: Malibu STR
Date: Friday, August 5, 2022 10:23:44 AM

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

From: Danielle Stahler <malibum811@aol.com>
Sent: Thursday, August 4, 2022 8:55 PM
To: SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>
Subject: Malibu STR

I understand that you are currently looking into allowing the practice of short term rentals in residential areas in Malibu. I understand also that you feel Malibu is lacking in affordable vacation rentals. While I appreciate your mission, please hear me out. I am a long time Malibu resident, that had the opportunity to send my 2 children to our wonderful local public schools. What is now happening in our little city is very sad. Because you have allowed residential neighborhoods to be taken over by big businesses, young families have been completely shut out of the housing market here. We are losing our school children & eventually will lose our wonderful teachers & schools. Malibu also, as you know runs on a septic system. I have seen greedy landlords over stuff their homes illegally, with more than the allotted amount to make more money, thus putting a terrible strain on antiquated septic systems. Downtown Malibu has 3 with a fourth being built as we speak, shopping centers, which I am also sure you are aware of. Why not encourage these builders which are already in business districts to allow, affordable hotels to take some of the space. Half of these centers can barely keep any steady occupancy, & many stores stay vacant for years. Adding a Days Inn or Marriot or any of the more affordable hotels in the business district would be a win win, for our community, schools, & business owners. Let's put the pressure on the big real estate moguls to build affordable hotels & allow single family dwellings & residential areas a chance to once again become real neighborhoods. Please, I beg you. STRs are ruining communities.

Thank you,
Danielle Stahler

Sent from my iP

From the desk of Marcia Haynes

August 3, 2022

Honorable Commissioners
California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Re: City of Malibu's Proposed Vacation Rental Restrictions

Dear Honorable California Coastal Commissioners,

I am writing again to voice my opposition to the City of Malibu's proposed vacation rental restrictions. I am a resident of Valencia, who in the era of COVID -19 has and continues to take advantage of the short-term respites nearby; by renting short-term and weekend stays in Malibu. Given everything happening around us, these short term stays at the beach are a much-needed "staycation"! It is my understanding that because of proposed regulations by the Malibu City Council, future short-term rentals in Malibu will become more difficult to find and much more expensive. I am concerned that as a result, overnight/weekend access to the beach and a natural resource that should be FOR ALL, is going to be severely restricted.

The beauty of living in Southern California is the abundance of and access to its scenic beauty. This has been even more needed during a time when outdoor space contributed to mental health and wellbeing. Weekend and short term stays in coastal cities such as Malibu are special and helpful for me and many families in the region. If the proposed Malibu City regulations for short term rentals are enacted, the short-term rental options that have been available to us in the past will be significantly limited. As a result, I am sure that the nightly rates will increase because of reduced supply. I am frustrated by Malibu City Council's need to restrict short term rentals, and by their lack of consideration for those who want to enjoy this part of Mother Nature. The California coastline should be for EVERYONE, we should not have to sacrifice to experience it. I am asking you to reject the proposed Malibu City Council regulations for short term stays.

Sincerely,



Marcia Haynes

Email: mhaynes652@msn.com

Ph: (518)253-3774

From: [Mark Olsen](#)
To: SouthCentralCoast@Coastal
Subject: Public Comment on August 2022 Agenda Item Friday 10a - City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals).
Date: Thursday, August 4, 2022 8:19:00 AM

To those on the California Coastal Commission,

I will make this very short and to the point. STR's in their current form are cancer on Malibu. It may be time for a reminder that "visitor serving" does not need to equate to "resident restricting".

We have multiple homes near us that have now become STR and in turn revolving residents. Not only do they not know and understand the current landscape of Malibu the owners/investors of these properties rarely care about code violations. We have noise issues, night sky violations, illegal fire pits, giant outdoor movie screens, trash and garbage thrown onto our property, constant trespassing, even fireworks! In addition, we are one of the few younger couples in Malibu. There are not many of us currently because STR investors have made it near impossible to purchase a home. The bigger concern for those of us with families, or potential families, is this has a direct impact on our schools. If this continues, we like many others will be back to barely being able to support a school for our children. If you look at the numbers, the fires already have devastated the school population and with the STR investors it only gets worse every day. Something needs to be done to save our community while we still have one left to save. I can't continue to live in Malibu if I am forced to drive my child an hour and a half each way to school daily. These inaction and apathy toward the citizens of Malibu is going to leave you with a city void of actual residents... and more importantly people that care about the environmental impact that living in Malibu has on our coasts!

I am sure you have plenty of other residents voicing their concerns so thanks for your time. I just hope that you can visualize what it is like to live in a small quiet nature focused region and to have that change to a wild party driven atmosphere complete with threats of new wildfires on the regular. All while the school that you feed with your taxes fails because of unchecked real estate investment.

Mark Olsen

From: [Matthew E. via Change.org](#)
To: SouthCentralCoast@Coastal
Subject: New petition to you: SAVE MALIBU STRs (AIRBNBs & VRBOs)
Date: Thursday, August 4, 2022 2:39:00 PM



Commissioners : you've been listed as a decision maker

Matthew E. started a petition on Change.org and listed you as a decision maker. Learn more about Matthew E.'s petition and how you can respond:



Matthew E. is petitioning Commissioners (California Coastal Commission)

SAVE MALIBU STRs (AIRBNBs & VRBOs)

Malibu is a destination to local, national and international visitors. Many of these visitors, especially young couples and families with children and grandparents have been able to visit Malibu and enjoy the beach because of short term rentals (STRs). The...

[View the petition](#)

WHAT YOU CAN DO

1. View the petition: [Learn about the petition and its supporters.](#)

You will receive updates as new supporters sign the petition so you can see who is signing and why.

2. Respond to the petition: [Post a response](#) to let the petition supporters know you're listening, say whether you agree with their call to action, or ask them for more information.

3. Continue the dialogue: Read the comments posted by petition supporters and continue the dialogue so that others can see you're an engaged leader who is willing to participate in open discussion.

CHANGE.ORG FOR DECISION MAKERS

On Change.org, decision makers like you connect directly with people around the world to resolve issues. [Learn more](#).

This notification was sent to SouthCentralCoast@coastal.ca.gov, the address listed as a decision maker.

This is a one-time notification to the email address listed above. You will not receive any further notifications regarding this petition from us.

[Privacy policy](#)

We'd love to hear from you! [Contact us](#) through our help center.

Change.org · 548 Market St #29993, San Francisco, CA 94104-5401, USA

From: SouthCentralCoast@Coastal
To: Gonzalez_Denise@Coastal
Subject: FW: Item F-10a:City of Malibu Local Coastal Program Amendment No. LCP-4-MAL-20-0083-2
Date: Friday, August 5, 2022 10:22:00 AM

From: Rosemary Sampson <maliburoam@gmail.com>
Sent: Thursday, August 4, 2022 7:45 PM
To: SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>
Subject: Item F-10a:City of Malibu Local Coastal Program Amendment No. LCP-4-MAL-20-0083-2

Item F-10a:City of Malibu Local Coastal Program
Amendment No. LCP-4-MAL-20-0083-2 (Short-term
Rentals)

Commissioners:

I am a private citizen and a resident of Malibu. I do not agree with the statement that "historically" residences have been rented out short term. If they were, it was illegal and still is.

Zoning laws that specify areas as Single Family Residences have been upheld in courts of law historically. Single Family Residences means, as you know, that the occupants of the residence reside in the home for most of the year and are somehow related to each other either by association or by blood. Airbnb occupants do not match this description. The fact that we live in a Coastal Zone does not and should not exempt our neighborhoods from this historic zoning law.

The concept that has often been used as justification for short term rentals as meeting the affordable access to beach cities is not justifiable. The short term rentals in the City of Malibu that are held by investors or Limited Liability Companies (LLC) (Marriott) rent these homes at exorbitant prices at rates only the privileged can afford. Can you afford \$1,000 per night with a three day minimum? I sure can't and most of my neighbors can't either. I do not want to compromise. The damage is done. We lost over 400 homes in the Woosley fire in 2018. The houses were mostly family homes, granted upper middle class family homes. Our schools are shrinking because our housing stock are what's left of it is being purchased by investors raising the cost of homes to unattainable levels for middle class citizens which by the way I am.

Doesn't that deserve consideration by your august body? We are eliminating our middle class here.

Respectfully
Rosemary Sampson

August 3, 2022

Honorable Members of the Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Re: Malibu Short Term Rental

Dear Members of the Coastal Commission,

I am emailing regarding Malibu's new rule governing short-term rentals. Malibu previously adopted a rule requiring those operating a rental in the City to get a permit and follow a number of requirements, including the posting of a Short-Term Rental Code of Conduct. The Code of Conduct has a lot of very helpful information about the City rules for vacation rentals, environmental regulations, and emergency information. It also lists the phone numbers for the County Sheriff, Fire Department, and Code Enforcement.


While the existing rule requiring permits has reduced the number of available rentals in the City by a lot, I am happy that enforcement of the permit rule and Code of Conduct has fixed the concerns many Malibuites had about vacation rentals and their impact on neighborhoods.

At a June 2022 meeting, the City Manager told the City Council that Malibu only received six complaints so far this year, and did not find any violations from those. The City Manager said the number of complaints went from a large number before the permitting rule to "next to none." The permit process is working. Malibu doesn't need to put further restraints on homeowners and definitely doesn't need to further constrain the number of available short term rentals in the City. More rentals means, more tourists and visitors and greater revenue for our local businesses that cater to them.

As a result, given the success of the permitting rule and Code of Conduct, Malibu needs to continue on the path that it has already adopted and not add new restrictions to those who want to rent out their homes for short term stays. The existing rules make sure there are sufficient rentals for tourists and other visitors without negatively impacting our neighborhoods. Reject Malibu's proposal for short term rentals!

Thank you for your consideration.

Sincerely,



Alexander Hammond

30751 La Brisa Drive
Malibu, CA 90265

From: SouthCentralCoast@Coastal
To: Gonzalez_Denise@Coastal
Subject: FW: Public Comment on August 2022 Agenda Item Friday 10a - City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals).
Date: Monday, August 8, 2022 12:22:27 PM

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

From: Barb Dijker <barbdijker@icloud.com>
Sent: Friday, August 5, 2022 3:49 PM
To: SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>
Subject: Public Comment on August 2022 Agenda Item Friday 10a - City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals).

Dear Commissioners,

I'm writing to express my support for the Malibu STR ordinance. I encourage the Commission to approve this ordinance (LCP amendment) as it is presented, without modification.

I have worked in the City of Malibu since 2004. I lived in the unincorporated periphery and moved into the City in 2015. My daughter attended Malibu schools her entire K-12, and we are part of the community. I'm a long term renter.

Malibu is not a vacation resort. It is an intimate family community. STR are currently a violation of existing zoning laws. This ordinance creates the means for legal STR in a manageable way.

In general STR undermine the fabric of any community. They turn residential property into commercial property, despite zoning to prevent it. STR reduce the availability of long term rentals, which drives up prices in an already unaffordable housing crisis. Unchecked STR are in direct conflict with state mandates of affordable housing. STR also reduce school enrollment which drive up costs of education and reduce quality. STR indirectly increase crime by reducing the number of residents who are vested in the community present and watchful.

The public indeed should be able to access to wonderful coastal resources of Malibu. But that can not be at the expense of our community. If more hotel beds are needed, then let's create them through the appropriate process to develop commercial hospitality accommodations in the appropriately zoned areas and with all the due diligence that requires. Unchecked STR currently circumvent all the laws and processes meant to preserve residential communities.

Please approve the Malibu STR ordinance unmodified. Thank you for your kind consideration.

Barb Dijker
Malibu Park neighborhood

From: SouthCentralCoast@Coastal
To: Gonzalez_Denise@Coastal
Subject: FW: Public Comment on August 2022 Agenda Item Friday 10a - City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals).
Date: Monday, August 8, 2022 12:23:18 PM

From: Barry W Berkett <berkett@thriftyoil.com>
Sent: Friday, August 5, 2022 4:49 PM
To: SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>
Subject: Public Comment on August 2022 Agenda Item Friday 10a - City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals).

We purchased our home in Malibu on a private street to allow our family, including our children and grandchildren to enjoy the rural nature of Malibu while taking advantage of the residential nature of Malibu which I have enjoyed since I began driving up the coast almost 50 years ago. One of the advantages of the small-town nature of Malibu, and its city council, is that they can balance the needs of its residents along with the very large influx of visitors that want to enjoy the beautiful coastline and beaches. Purchasing a home in a residential community, we believed that the city would continue to protect the residential nature of the area. Unfortunately, while the City of Malibu has attempted to craft an ordinance that attempts to deal with the increasing commercialization of its communities, the Coastal Commission staff has apparently opposed the new ordinance.

While existing restrictions for single family residences should apply to our street and the original covenants prohibit the operation of “businesses”, there is an increasing number of individual LLC's, partners, and buyers who continue to purchase single family homes only for the increasingly high rental income that the area generates. On our street, there are numerous short-term rentals [in many instances to allow a one night “party”] which cause havoc for the residents who have been here for decades. We, and others sought to enjoy the ocean and beaches, yet we increasingly are bombarded by numerous party rentals that clearly do not attempt to respect the adjoining resident’s tranquility. The City of Malibu has crafted an attempt to deal with the problems that its citizens have faced and the Hosted STR Ordinance was the result of much work and discussion by the areas residents, staff, and council. We support the City of Malibu decision to continue forward with the proposed ordinance. The hosted ordinance was a compromise between residents opposed to the short-term rental of homes in residential neighborhoods and special interests who seek to turn Malibu’s residential neighborhoods into enclaves of mini hotels. If the Hosted STR Ordinance is not approved by the Coastal Commission, I understand that the City of Malibu, at the request of its citizens, will strictly enforce Malibu’s existing zoning laws. The result of such actions, the availability of additional housing will more likely than not, be reduced, rather than increased.

We strongly urge the Coastal Commission to approve the Malibu STR Ordinance as proposed by the City of Malibu.

Thank you.

Martha & Barry Berkett

Martha & Barry Berkett
27030 Malibu Cove Colony Dr.
Malibu, CA 90265

From: SouthCentralCoast@Coastal
To: Gonzalez_Denise@Coastal
Subject: FW: Public Comment on August 2022 Agenda Item Friday 10a - City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals).
Date: Monday, August 8, 2022 12:21:30 PM

From: Beatrix Z <beatrix_z@hotmail.com>
Sent: Friday, August 5, 2022 2:41 PM
To: SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>
Subject: Public Comment on August 2022 Agenda Item Friday 10a - City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals).

Beatrix Zilinskas
28315 Via Acero St.
Malibu, CA 90265

August 5, 2022

Dear Coastal Commissioners:

I am contacting you in regard to Item 10a) – Malibu’s request to amend their LCP. Unless you rule to completely outlaw short term rentals in any zone other than a commercial zone – I urge you to vote “yes” on this amendment.

There is a mistaken concept that non-hosted short term rentals make more of the coast accessible to more of the general public and that is just not the case. The unhosted short term rentals are expensive to rent. More expensive than a hotel. If they are allowed to operate, unfettered, they completely subvert the hotel business and all of the regulations and taxation they are subject to, and force the public to underwrite the costs of law enforcement and security for these STR units by way of the sheriff’s department. You incentivize the very rich and corporations to buy up more residential properties to run them as hotels if these STR’s are allowed to be run from nonprimary residency status, unhosted. There is tremendous pressure on the city of Malibu from entities and individuals that make their living from STR’s in Malibu to not regulate these short term rentals. I ask, ‘What is really the intent of the Coastal Commission? To facilitate the ownership and control of access to the Coast by the very rich who then control by costs and fees which members of the public will be allowed to be near the coast? Further, this access comes also at the cost of overuse and degradation of the fragile coastal environment?’

This LCP amendment took nearly a decade for Malibu to craft – with at least 10-15 public meetings and god-knows-how-many meetings of a special subcommittee to further engage the public on how to accommodate everyone’s wishes. The result is a good piece of legislature – no one is 100% happy! The amendment does not preclude the short term rental of any unit once a month for any particular length of time within that month by any owner. Enough to allow rentals but not enough to

incentivize the buying up of properties to make a fortune on them as ad hoc hotels. And not enough to overuse the property and its surroundings, thereby violating the building's permits for original development.

Please support this amendment in its current form.

Thank you,

Beatrix Zilinskas

From: SouthCentralCoast@Coastal
To: Gonzalez_Denise@Coastal
Subject: FW: Item F10A on 8/12/2022 agenda, LCP-4-MAL-20-0083-2
Date: Monday, August 8, 2022 12:21:44 PM

From: Bill Sampson <malibubill@yahoo.com>
Sent: Friday, August 5, 2022 2:45 PM
To: SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>
Subject: Item F10A on 8/12/2022 agenda, LCP-4-MAL-20-0083-2

Honorable Commissioners:

I am against any short term rentals in Malibu. Our ordinances and the Local Coastal Plan have prohibited these commercial uses of residential property since the 1990s. I am quoted extensively in Mr. Bruce Silverstein's remarks asking that you approve the "hosted" ordinance of which he speaks. I have also reviewed Mr. Kraig Hill's thorough review of what life in Malibu is for us actual residents. Both Hill and Silverstein have asked that you approve the hosted ordinance.

Please ponder that we, the citizens of Malibu, pay for law enforcement on the public Zuma Beach. It is one of the most expensive items in our budget. This expense is necessitated as Mr. Hill points out, because EACH Malibu resident serves 1500 visitors per year already. My family and I do not have private beach access anywhere in Malibu or anywhere else. WE are members of the public and appreciate the opportunity to visit the beach - we just have a shorter drive than most of the visitors. We serve those visitors already by paying for law enforcement, emergency medical transportation, trash cleanup which we personally do daily after the other visitors depart each day leaving behind detritus of every conceivable description from Modelo bottles to used condoms to full diapers.

There are, at present, two illegal motels on our street, both owned by investors who seek well over \$1000 per night for small mid-century homes on small lots. They rent these motels to multitudes - eight unrelated people in a three bedroom house. The eight drive their always expensive high powered vehicles as if they were on a freeway rather than on a narrow residential street with kids, pets, seniors, workers and other visitors. I use the term motel because that is the use made of these single family residences by their investor owners. And then these self-indulgent visitors party well into the night, frequently inviting even more people who view our neighborhood as their trash bin and yes, their bathroom. We are not equipped for and should not be subjected to this abuse.

There are a multitude of hotels/motels in nearby cities and many in Malibu also. Let the day-use visitors continue to descend upon us - we knew they were coming when we chose to move here. We did not know that our Little League and Boy Scout supporting community would turn

into Animal House in our neighborhood.

Bill Sampson
31801 Cottontail Lane
Malibu CA 90265
310-457-2601

From: SouthCentralCoast@Coastal
To: Gonzalez_Denise@Coastal
Subject: FW: Public Hearing LCP-4-MAL-20-0083-2 - Vote to deny Malibu Request
Date: Friday, August 5, 2022 12:47:23 PM
Attachments: [General Plan Housing Element.pdf](#)

From: Dean Wenner <Dean.Wenner@richardepc.com>
Sent: Friday, August 5, 2022 12:39 PM
To: SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>
Subject: Public Hearing LCP-4-MAL-20-0083-2 - Vote to deny Malibu Request

Hello,

As we approach the deadline for comments related to the August 12 Agenda Item on this subject, I've seen quite a bit of social media posts that are intended to plant the seed of their agenda and create more emotional support and a call to action for their particular agenda of banning rentals in Malibu.

In particular I have seen a six page submittal looking to support approval of Malibu's request. However, I **write in support to reject Malibu's request.**

1. Rentals in Malibu are legal and have been legal for decades. It's documented fact and a rental is a rental whether handled by an Owner or handled by a Realtor.
2. The continued claims of all these "party houses" is not credible and a shame as there is zero support for additional, more extensive restrictions, per City Code Enforcement logs as stated in the last City Council meeting and documented in multiple City Staff reports dating back to 2015. The real problem was the residents taking unproductive action to change behaviors, and poor support of City Code Enforcement. It's now clear this was a game plan to support the effort to ban rentals.
3. Malibu's request is a Change In Use which in direct conflict with the Malibu General Plan. The General Plan indicates roughly 50% of the City housing units as rentals. Half of those being owner second homes. The plan reflects the ability to variably use half the City housing units as rentals. This is why rentals have always been a part of Malibu. The argument about hurting neighborhood character is falsely represented as people would rather have large numbers of properties be empty or controlled via Realtor transactions for leases which would translate to more vacancy.
4. The argument about neighborhoods is actually that the city dynamic is changing because homes are made available for purchase. Some would like the City to adopt a Country Club application process where each buyer is screened and if you don't fit what they are looking for the application is denied (as much has been said in Planning Commission meetings over the last few years). There is a natural dynamic where homes/properties go up for sale because some want to cash out and take the highest bidder, some unfortunately have family events lead to passing down the home only to find they cannot afford it, some slip into bankruptcy and go up for auction, and there are even more unfortunate and devastating natural disasters

that lead to people walking away for various reasons. Address these issues in a more effective manner and perhaps there will be less purchases from developers and investment companies.

- a. I read one post that claimed increasing crime is because of rentals. The claim is that the neighborhood doesn't look out for their neighbors. Just more emotional hype to gain support for a ban. The conjecture and hyped claims never stop because it's all an effort to gain support for their agenda to ban rentals.
5. The argument against rentals being more affordable overnight access simply is not founded in fact. The CCC Staff report addresses this point well with a good understanding of the costs involved with family and friend travel.
6. The argument for banning rentals (Hosted) to improve the quality of life for Malibu residents is motivated in leaving properties empty and have no further development whatsoever in Malibu. Unfairly and unnecessarily restricting the rights of property owners which is constitutional in nature is not warranted. AND there is no doubt this restricts to ability of people to visit and experience the coast.
7. The constant reinterpretation attempts of words and referencing actions in other cities is all a smokescreen to cause confusion and incorrectly apply those cities circumstances as if they are the same in Malibu. They simply are not. The CCC Staff understands this point as that is touched on in regard to Santa Monica actions.

I noticed a recent editorial where it was characterized that this debate is between residents opposed to rentals and moneyed special interests. Well I am a resident in support of my right to rent my property while being law abiding and respectful...and I'm not alone as there are many of us. The City Council did indeed arrogantly and confidently decide unanimously to proceed with the Hosted Ordinance as written but that same Council did not vote to enforce zoning in an inconsistent and unlawful manner if their request is denied.

Please don't give an inch on this matter as any negotiation only gives it life. We need to stop all this and move on to other things. Please reject the LCPA and ZTA request from Malibu. My wife and I along with the many guests we've hosted that loved their time at our home (without a single complaint or objection from my neighbors – and I have good relations with all of them) will be very appreciative of your efforts and action the matter.

Thank you,
Dean

Table 7-4
Household Composition

Household Type	Malibu		Los Angeles County	
	Households	%	Households	%
Family households:	3,196	61%	2,194,080	68%
Husband-wife family	2,571	49%	1,480,665	46%
With own children under 18 years	980	19%	721,804	22%
Male householder, no wife present	222	4%	216,368	7%
With own children under 18 years	112	2%	92,161	3%
Female householder, no husband present	403	8%	497,047	15%
With own children under 18 years	207	4%	239,012	7%
Non-family households:	2,071	39%	1,047,124	32%
Householder living alone	1,498	28%	784,928	24%
Households with individuals under 18 years	1,379	26%	1,220,021	38%
Households with individuals 65 years and over	1,711	32%	790,386	24%
Total households	5,267	100%	3,241,204	100%
Average household size	2.37		2.98	

Source: 2010 Census, Table DP-1

(b) Housing Tenure and Vacancy

Housing tenure (owner versus renter) is an important indicator of the housing market. Communities need an adequate supply of units available both for rent and for sale in order to accommodate a range of households with varying income, family size and composition, and lifestyle. Table 7-5 provides a comparison of the number of owner-occupied and renter-occupied units in the City in 2010 as compared to the County as a whole. It reveals that the level of homeownership for the City (54.1%) is higher than for the County (44.8%).

This table also shows that the vacancy rate in the City is very high (23%) due to the large number of second homes.

Table 7-5
Household Tenure

Housing Type	Malibu		Los Angeles County	
	Units	%	Units	%
Occupied housing units	5,267	76.7%	3,241,204	94.1%
Owner-occupied housing units	3,716	54.1%	1,544,749	44.8%
Average household size of owner-occupied units	2.46		3.16	
Renter-occupied housing units	1,551	22.6%	1,696,455	49.2%
Average household size of renter-occupied units	2.17		2.81	
Vacant housing units	1,597	23.3%	203,872	5.9%
For rent	212	3.1%	104,960	3.0%
Rented, not occupied	14	0.2%	4,994	0.1%
For sale only	110	1.6%	26,808	0.8%
Sold, no occupied	39	0.6%	6,726	0.2%
For seasonal, recreational, or occasional use	990	14.4%	19,099	0.6%

Housing Type	Malibu		Los Angeles County	
	Units	%	Units	%
All other vacants	232	3.4%	41,285	1.2%
Homeowner vacancy rate (%)	2.8		1.7	
Rental vacancy rate (%)	11.9		5.8	
Total housing units	6,864	100%	3,445,076	100%

Source: 2010 Census, Table DP-1

(c) Overcrowding

Overcrowding is often closely related to household income and the cost of housing. The U.S. Census Bureau considers a household to be overcrowded when there is more than one person per room, excluding bathrooms and kitchens, with severe overcrowding when there are more than 1.5 occupants per room. Table 7-6 summarizes overcrowding for the City of Malibu.

**Table 7-6
Overcrowding**

Occupants per Room	Malibu		Los Angeles County	
	Units	%	Units	%
Owner-occupied units	3,340	100%	1,552,091	100%
1.01 to 1.50	14	0.4%	71,920	4.6%
1.51 to 2.00	0	0%	17,241	1.1%
2.01 or more	0	0%	4,877	0.3%
Renter-occupied units	1,333	100%	1,665,798	100%
1.01 to 1.50	13	1.0%	163,166	9.8%
1.51 to 2.00	0	0%	86,760	5.2%
2.01 or more	0	0%	43,489	2.6%

Source: Census 2006-2010 ACS, Table B25014

According to recent Census data, overall overcrowding in the City was substantially lower than in the County as a whole (1.4% occupied units in the City versus 23.6% occupied units in the County). In the City, overcrowding was more prevalent among renter-occupied units than for owner-occupied units. Approximately 1% of the City's renter-occupied households were overcrowded, compared to only 0.4% of owner-occupied households. The relatively high cost of housing in Malibu is the primary cause of overcrowding. Several programs in the Housing Plan (Chapter V) that are designed to address housing affordability will also help to alleviate overcrowding. These programs include: Program 1.1 - Code Enforcement; Program 1.3 - Housing Rehabilitation Assistance; Program 1.4 - Preserve Existing Mobile Home Parks; Program 1.5 - Conserve Affordable Housing in the Coastal Zone; Program 2.2 - Ensure Adequate Capacity to Accommodate Housing Needs; Program 2.3 - Encourage Mixed-Use and Adaptive Reuse Development in Appropriate Locations; Program 2.2A - Second Units; Program 2.3 - Streamline Development Review and Assist Affordable Housing Developments; and Program 3.3 - Provide Financial Support and Referral Information to Persons in Need of Assistance.

(d) Household Income

Household income is a primary factor affecting housing needs in a community. According to recent Census data, the median household income in the City was \$132,926, approximately 226% higher than the County median income of \$56,266 (Table 7-7).

From: SouthCentralCoast@Coastal
To: Gonzalez_Denise@Coastal
Subject: FW: Short term rentals in malibu
Date: Friday, August 5, 2022 2:22:54 PM

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

From: Emmanuelle Stahler <emstahler@gmail.com>
Sent: Friday, August 5, 2022 2:02 PM
To: SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>
Subject: Short term rentals in malibu

Hello I live in malibu park with my husband and we am VERY anti short term rentals. I grew up in malibu and going to malibu high was a wonderful, impactful part of that. Short term rentals bring in investors rather than full time families. What will become of the schools here already short on students if we create a fly by night culture rather than a community? It's hard to believe any responsible government could support short term rentals. It destroys public life and community. Please vote AGAINST short term rentals which do nothing for our community and hurt our local businesses in the long run who need local support to survive off seasons. Remember people who need additional help with their income can still long-term rent spare bedrooms. We lose everything and gain nothing with short term rentals.

Thank you for your time,
Emmanuelle Stahler

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Subject: City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals)

Dear Commission:

I am writing to speak on behalf of the business-people who own and manage short term rental properties in Malibu. My family has enjoyed several vacations in Malibu, as my daughter attends college there. These short-term rentals are a longstanding part of Malibu's culture as a coastal small town. These homes were built and used by visitors long before many current residents of Malibu came to live there, and they represent the true Malibu, before it became gentrified. If short-term rentals are banned, Malibu's local economy will be impacted. While the ultra-wealthy do not "need" income, as they live off residual income generated by their wealth, the majority of people who pay their employees' wages and own the businesses in Malibu do. This ban will hurt these people. This proposed ban is a classic example of elites exercising disproportionate influence over everyone else, simply because their wealth gives them much more access to the levers of power. Please let Malibu stay true to its roots, and respect the normal hardworking residents whose livelihoods rest on the beauty of this town. This is an opportunity for the commission to honor the principles of liberalism to protect the interests of those who cannot advocate as loudly as the elite. Thank you for carrying out your responsibilities in the name of all those who live along the coast, not just the most powerful.

Sincerely,

Kelly Emick

Kemick2002@yahoo.com

From: SouthCentralCoast@Coastal
To: Gonzalez_Denise@Coastal
Subject: FW: Public Comment on August 2022 Agenda Item Friday 10a - City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals).
Date: Monday, August 8, 2022 12:22:41 PM

From: linda frumkes <frumkes@hotmail.com>
Sent: Friday, August 5, 2022 3:56 PM
To: SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>
Subject: Public Comment on August 2022 Agenda Item Friday 10a - City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals).

I urge adoption the City of Malibu's Hosted STR ordinance.
Linda Frumkes

Sent from [Mail](#) for Windows



August 3, 2022

Honorable Members of the Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Re: Malibu Short Term Rental

Dear Members of the Coastal Commission,

I am writing again regarding Malibu's new rule governing short-term rentals. As you are aware, Malibu previously adopted a rule requiring those operating a rental in the City to get a permit and follow a number of requirements, including the posting of a Short-Term Rental Code of Conduct. The new requirements and the Code of Conduct have resulted in a dramatic decrease in the number of complaints and violations resulting from problem renters of the short term stay facilities in our City. At a June 2022 meeting, the City Manager told the City Council that Malibu only received six complaints so far this year, and did not find ANY violations from those. The City Manager further reported that the number of complaints went from a large number before the permitting rule, to "next to none."

As a resident and business owner in Malibu, I am relieved and gratified that our existing neighborhoods are no longer being negatively impacted. I am also relieved that as a business owner, we can continue to maintain the status quo of encouraging and making available a multitude of options for visitors to enjoy our scenic beaches and landscape. We do not need to restrict the short term stay opportunities in our city. We do not need to make staying in Malibu more expensive or more exclusive. We need to encourage tourism and visitors so all of the businesses in Malibu can benefit. Please reject Malibu's proposal for restrictions on short term rentals!

Thank you for your consideration.

Sincerely,

Lonnie Weinstock

Owner, Malibu Fitness

29575 Pacific Coast Highway
Malibu, CA 90265



From: SouthCentralCoast@Coastal
To: Gonzalez_Denise@Coastal
Subject: FW: City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals)
Date: Friday, August 5, 2022 12:47:05 PM

From: M Maniscalco <mmaniscalco16@yahoo.com>
Sent: Friday, August 5, 2022 11:39 AM
To: SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>
Subject: City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals)

City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals)

To Coastal Commissioners:

I have lived in Malibu since 2011 and started off as a renter until I could afford my own multi-family building. When I rented my first apartment, it was in a 3 unit building, and I rarely saw the other tenants in the building. They used the place part time and left the apartment vacant most of the year. Then they came out weekends in the summer. Then in 2015 owners began filling their vacancies with short term rentals. It was a great change to see parking spaces outside occupied, lights on, and seeing other families enjoy the beach. It also made me feel safe that there were other people around me. I saw first hand that only the super rich could afford long term rentals in Malibu and they did not even use the property 25% of the year. The short term rental guests shop at Malibu grocery stores, independent stores, and fill up local restaurants. As seen in the testimony from Malibu restaurant owners uber eats – take out delivery- and other food delivery services flourish from short term rentals. Malibu's local economy needs the short term rentals to keep new business flowing year round into the city.

In 2015 I was fortunate enough to purchase a 4 unit building on Malibu Road. I live in one of the units as my primary residence, rent one unit out month to month, and rent the other 2 units on Airbnb/Vrbo. Multi-Family buildings along the beach are the most suited for short term rentals. Multi-family buildings have ample parking for everyone, larger septic tanks, and multiple stairwells for easy fire access. When the woosely fires hit Malibu in 2018 luckily the short term rentals were available and took many Malibu residents in immediately so they did not have to commute their kids to school from far away cities. Malibu does not have enough hotel rooms to support the demand of travel or even to host those who lost their homes in a natural disaster. I read through the report of the number hotel rooms in Malibu presented by the city staff. How the city can not include the Nobu Hotel because it is "boutique" is an absolute joke, but they will include the RV parking spaces as hotel rooms. No one counts a RV park as a hotel room. The city did not use the calculation of the Nobu

hotel because it further reveals how expensive it is for a hotel room in Malibu.

Malibu created a much needed enforcement ordinance which went into affect is 2021. This ordinance is what the city needed to get rid of the parties and other bad hosts not following simple rules. If there are still parties going on it is because the hosts switched to "Peer Space" which rents out the owners property by the hour, rather than by the night. This city is still having problems trying to enforce hourly rentals which has nothing to do with short term rentals. Looking at the data there have only been 4 problems listed for STR code violations for over 300 permits issued. In initial meetings the city's SRT advisor, who is no longer a resident and had personal vendettas against his landlord, estimated 800 permits would be issued and only about 30% of that were actually real. The number of short term rentals is much lower than anticipated due to false data and a hosted ordinance is not needed. The city is doing a great job managing the 300 permits and there have only been 4 problems. I do not understand why the hosted ordinance is necessary when the current ordinance is only causing problems 4x in 2 years and less than 1.3% of the permits. The data clearly proves that short term rentals are not a problem but a great revenue source for the city and economy. Most importantly they keep our beaches open to serve the community and allow people who could not afford a long term residence in Malibu to visit for a few days of around \$125 per person per night. The hosted ordinance is a camouflaged ban. No person who has rented from me is going to want someone living inside the property while its rented. Also multi-family owners can only have 1 unit as a short term rental, that is ridiculous. If you look on the MLS for rentals, apartments on Malibu road have sat vacant for almost 9 months until a qualified tenant was found. From my experience the renters all try to negotiate to just rent the summer months and it is very difficult to get someone to commit for 12 months. Short term rentals should be here to stay and give everyone access to the beautiful beaches of Malibu. If we eliminate short term rentals more wealthy people will rent the units for part time use and Malibu will not benefit either. I have had just over 800 rentals since 2015 and most with a family of 4. So I have allowed 3200 families to enjoy the beach in Malibu. If the CCC approves the hosted ordinance that 3200 family figure would drop to below 5 families which is a shame. Please deny the hosted ordinance as it is in violation of the coastal act restricting people use of the beaches.

Thanks

MarcMan

Malibu Road Apartment Building Owner

From: SouthCentralCoast@Coastal
To: Gonzalez_Denise@Coastal
Subject: FW: City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals)
Date: Monday, August 8, 2022 12:22:00 PM

From: Max <maxacostarubio@gmail.com>
Sent: Friday, August 5, 2022 2:45 PM
To: SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>
Subject: City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals)

Dear Coastal Commission members,

My name is Max Rubio. Since 2017 I have been hosting an Airbnb STR on Big Rock beach in eastern Malibu.

I wholeheartedly agree with the Coastal Commission staff report's findings.

Malibu's proposed hosted ordinance would eliminate just about all the short-term vacation rentals currently available on Malibu's stretch of the coast.

The Malibu city council's contention that their ordinance would increase the number of available STR's is illogical and not based on reality.

The proposed ordinance is grounded on NIMBYism (not in my backyard) and prejudice.

I am a Hispanic man who grew up in the Malibu/Pacific Palisades area in the 80's. I remember being called a "spic, and a beaner" when I was in school. I was also called a "Val". A "Val" was pretty much any kid who didn't surf, or worse, was from the Valley. Those mean-spirited, racist kids I grew up with are in their 50's now. Some of them occupy positions of power these days.

I believe that "Valley go home" is the true underlying sentiment behind Malibu's Hosted ordinance.

Why require a "host" to be on site? The real reason is that they believe that "those people", (i.e. Airbnb guests) cannot be trusted to come into "their" neighborhood without being watched over by an "on-site host." That's friggin ridiculous! And offensive as F.

"Those people" are you and me, and our families etc. And we certainly don't need to be supervised like children when we stay in an Airbnb; a phrase which is as common today as saying, "I am going to take an Uber."

It is obvious and clear that Malibu's council just wants to ban STR's outright. They don't want us on "their beaches".

Miserably, however, the Malibu City council is as behind the times as the racist impulses behind their

Hosted ordinance.

The coast of California and the beaches of Malibu belong to all of us, and not to the well-financed politicians on Malibu's city council, which unsurprisingly, is composed primarily of white men.

Please defend the public's right to coastal access and defeat the politicians of the Malibu council and their ill-conceived ordinance.

Sincerely,

Max Rubio

From: SouthCentralCoast@Coastal
To: Gonzalez_Denise@Coastal
Subject: FW: Public Comment on August 2022 Agenda Item Friday 10a - City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals).
Date: Monday, August 8, 2022 12:24:35 PM

From: Robin Roberts <robin-roberts@verizon.net>
Sent: Friday, August 5, 2022 7:27 PM
To: SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>
Subject: Public Comment on August 2022 Agenda Item Friday 10a - City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals).

If you look at an AirBnb or VRBO map of vacation rentals in Malibu you will see so many dots so close together, they are no longer dots, that's how many there are in Malibu, they cover the entire coastline. Nearly every home sold in my neighborhood is to an investor planning to rent the home as a vacation rental, the majority of existing homes here are already short-term rentals, far outnumbering residents. We are fast becoming a ghost city.

This has a very human toll. I have an elderly neighbor who sobs herself to sleep at night because of the AirBnb party house next door. I know long-term renters that have been kicked out of their homes so greedy landlords can turn the homes into vacation rentals. You will hear from many of these investors (I know because they attend the city meetings) whining that they can't afford to keep their property if they are not allowed to AirBnb it, they will claim that their renters (who they've never met) are wonderful people and they are providing a valued service. These are not the constituents you should care about. You are not responsible for ensuring investors can enrich themselves, and believe me, money is all they care about. You should care that a city is allowed to be a city, a community of residents who should be allowed to live in peace. We welcome many thousands of visitors here on a daily basis, but there needs to be a balance. Our city needs to serve the residents not just the visitors.

Unfortunately, Malibu has become party house central. Un-hosted short-term rentals are not hotels, a hotel would not permit the behavior we see in these homes - they are an excuse for the worst behaved people to do as they please because they are not being supervised. A hosted ordinance would fix that. Homeowners who are on the premises will ensure that the renters do not disturb the neighbors with out-of-control parties or cause fire hazards. Investors would also be residents so they would have a stake in the community. There will still be plenty of vacation rentals left, but they will be better neighbors. Cities all over California have realized that these vacation rentals inflate housing costs, reduce the number of long term rentals, and cause nightmares for residents and they are passing laws restricting them – so why should we not be allowed to do the same?

Best Regards,

Robin Roberts
310-428-8360

From: SouthCentralCoast@Coastal
To: Gonzalez_Denise@Coastal
Subject: FW: City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals)
Date: Friday, August 5, 2022 12:49:32 PM

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

From: Save Malibu STRs ! <savemalibustrs@gmail.com>
Sent: Friday, August 5, 2022 9:55 AM
To: SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>
Cc: rickmalibu@aol.com; malmoux@mac.com; thealpins@gmail.com; kevinadrianne@gmail.com; apilder80@gmail.com; krosen172@aol.com; caroline946@twc.com; Hadjian5@yahoo.com; mmadhure@yahoo.com; wenakel21@yahoo.com; noamribo@gmail.com; rj90265@gmail.com; pamperedpalate805@gmail.com; Gomez.roxana@yahoo.com; pwatabum@aol.com; saddllp@gmail.com; EhsanAli@doctor.com; mdachena@hotmail.com; ilevitt@wagevents.com; annbeur@gmail.com; slbausch@gmail.com; beatricefaverjon@gmail.com; nathanbauer15@yahoo.com; Craig.gardner@sympatico.ca; alextwelter3@gmail.com; Cassidydenis@gmail.com; krissakat@gmail.com; kaitlynmwhite1@gmail.com; Samantha.walls3@yahoo.com; coachbilly27@yahoo.com; samidreams123@gmail.com; jackieloyy@gmail.com; premieraCCCcounting@gmail.com; jenflood69@gmail.com; Craig.gardner@sympatiico.com; reed.music17@yahoo.com; stephanietaylorb@gmail.com; michellechaussee@yahoo.com; cruz@pcmlc.com; nancy.chaussee@yahoo.com; vballgsb@yahoo.com; poppywebster@gmail.com; evanbauman@gmail.com; miguel.valencia@cox.net; JCHastings79@gmail.com; melissajmyers@gmail.com; cshepherd417@gmail.com; erlyn.i.gonzalez@gmail.com; jayhansen@optonline.net; erinmcmorrow@gmail.com; lopez.crla@gmail.com; tiffdelacruz@hotmail.com; s3singh@gmail.com; bogold@live.com; lisamcarvalho@yahoo.com; a_musitano@yahoo.com; dven007@yahoo.com; hilu.elynn@gmail.com; hhnaon@gmail.com; sidneyscothorn@gmail.com; hoeleeschitt@gmail.com; michaelrduffy@me.com; zitadimeo1@gmail.com; naomispyksma@gmail.com; jh3021709@gmail.com; zekjet@yahoo.com; gunngirl@aol.com; cecilegahr@mac.com; grab4flag@aol.com; crystal@crystalcarson.com; janaharris4563@gmail.com; mariaharias@gmail.com; Kryz42@hotmail.com; junaiddullahk65@gmail.com; ivanakhoury@gmail.com; aes06mercedes@gmail.com; matthew@pcmlc.com; val@pcmlc.com; val@ardentpropertygroup.com; lizaorell007@gmail.com; Gula.karaeva@gmail.com; julmcduf@gmail.com; davidegravelle@gmail.com; maris8days@yahoo.com; smoothlatinkid@yahoo.com; lbalderas@jnn.com.mx; keithblack5@gmail.com; chandlrmbailey@gmail.com; confylafond@me.com; piwanga@hotmail.com; kemick2002@yahoo.com
Subject: City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals)

Dear Commissioners,

We are writing to you to request a denial of the City of Malibu's application for an LCPA that would restrict and essentially ban STRs in Malibu.

Malibu's attempt to prohibit STRs and or require hosted STRs is in conflict with Malibu's Local Coastal Program and in violation of the California Coastal Act.

STRs are essential to providing the public with coastal access in Malibu. STRs Provide an affordable opportunity for people to visit the Malibu California coast.

This proposal made by the City of Malibu will eliminate the majority of STRs. Please protect these affordable overnight accommodations and coastal access for all.

Attached are 144 signed petition letters along with 147 signatures on our Change.Org Petition (link provided below) signed by individuals requesting the Coastal Commission's denial of Malibu's application.

<https://chnng.it/LWhr2MxmJt>

Thank you for your Consideration and Concern.

Respectfully,

Petitioners to Save Malibu STRs

From: SouthCentralCoast@Coastal
To: Gonzalez_Denise@Coastal
Subject: FW: MALIBU (90265) SHORT TERM RENTAL GRIEVANCE
Date: Friday, August 5, 2022 10:24:46 AM

From: STACY LEIB <lilirae@aol.com>
Sent: Friday, August 5, 2022 9:50 AM
To: SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>
Cc: Stacy Leib <lilirae@aol.com>
Subject: MALIBU (90265) SHORT TERM RENTAL GRIEVANCE

August 4m 2022 - 9:15a
Re: Short Term Rental grievance

Dear Coastal Commission,

I write to you today to voice my disappointment in the erosion of my respectful neighborhood residential community.

As a third generation Los Angelino choosing to make Malibu my home for the last 15 years, I have witnessed an immediate shift in the quality of life here, which I attribute to the neglectful and disrespectful behavior in our neighborhood communities directly related to the Short Term Rental model.

The constant turnover of daily renters on my street has made my neighborhood unsafe. We live in a quiet residential community where our neighbors used to know one another, and with the rental of STR on the street, crime has increased, we have overflowing trash issues due to the constant turnover of tenants, whereby waste management is only able to clear once a week. When a home is rented, not only are the homes filled to capacity, but the day visitors arrive in droves, disobeying the speed limit racing down our street jeopardizing the lives of our pets and our young children. Please note that hotels in a commercial area restrict the number of paid guests, parking and allow no day visitors. Absentee owners or should I say "investors" are making huge profits renting out residential homes to short term renters, essentially becoming commercial mini-hotels for the wealthy. Single family homes are now being purchased directly by companies like Picasso and managed by VRBO, Home Away, AirBNB, Stay Awhile, etc.all commercial companies.

Please tell me why an entity who decides to rent out their property, on a transient short term basis in a residential neighborhood to anyone who can pay the nightly rate, is more protected than a resident owner who pays their property taxes, the outrageously high insurance premiums and the never ending maintenance costs has less rights than the short term renter. Has Malibu really turned into an incorporated city where greed bests community? Isn't this inconsistent with the zoning laws adopted by the City of Malibu and approved by the CCC to protect the character of the

residential neighborhoods in a small rural coastal town?

I look forward to your reply.

Stacy Leib

Malibu Cove Colony Drive

From: SouthCentralCoast@Coastal
To: Gonzalez_Denise@Coastal
Subject: FW: Public Comment on August 2022 Agenda Item Friday 10a - City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals).
Date: Monday, August 8, 2022 12:22:18 PM

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

From: Tatiana Goode <tgoode1@gmail.com>
Sent: Friday, August 5, 2022 3:28 PM
To: SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>
Subject: Public Comment on August 2022 Agenda Item Friday 10a - City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals).

Dear Coastal Commissioners,

I am writing to you in support of the STR program in the city of Malibu.

I have a small guest suite in my house that I offer on short term and sometimes long term basis. I am always on-site as I live in the main part of the house and am very vigilant in screening my guests prior to booking and during their stay. I enforce all the rules at my place - no smoking, no loud noise, no visitors, only confirmed guests allowed. I haven't had any complaints from my neighbors about my guests in all the years I've been doing STR.

I understand that there are different STR situations than mine - entire houses or duplexes are offered for short term rentals. However, the majority of them do not pose problems. Usually, people are respectful and very understanding of rules and regulations and they do their part in observing the neighborhood requirements.

The City of Malibu has been trying to ban STRs for a very long time. However, the outright ban will hurt not only the responsible operators, like me, but also the city as well. The City doesn't have a good enforcement program to deal with problematic operators and they don't want to work on it. With all the fees and taxes that city collects from STRs, I am very surprised that the enforcement is non-existent. I pay over \$400 a year for my STR permit; the transient occupancy taxes in the city of Malibu have been raised from 12.5% to 15% recently. A small portion of this money can be spend on implementing the enforcement program to deal with problematic STR operators.

Another big aspect of keeping STR program in the city - there are hardly any hotels in the city where visitors can stay during their visits (4 hotels, not sure if the one by Kanan opened up or not). Malibu is a magical place and it has to be shared with the rest of the world. I do not want to be labeled as an Elitist to prevent people from coming to Malibu. In addition, I believe visitors are vital in supporting Malibu rather barren restaurant and retail industry.

My family and I have lived in Malibu for over 15 years. My husband and I got married at LaCosta beach and we fell in love this this magical place of loud waves. We consider ourselves lucky to live here and would love to continue offering Malibu to visitors and tourists. Please do not ban STRs in Malibu.

Sincerely,
Tatiana Goode

From: SouthCentralCoast@Coastal
To: Gonzalez_Denise@Coastal
Subject: FW: Public Comment on August 2022 Agenda Item Friday 10a - City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals).
Date: Friday, August 5, 2022 2:22:38 PM

From: LSGLA <lynnsaunders@mac.com>
Sent: Friday, August 5, 2022 1:24 PM
To: SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>
Subject: Public Comment on August 2022 Agenda Item Friday 10a - City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals).

California Coastal Commission

Dear Commissioners:

Please don't hurt Malibu families anymore!

Your position that short term rentals are to benefit transient visitors is a false narrative. You're only serving corporations and real estates investors and speculators, at the expense of our residential communities and schools.

May I remind you, your job is to protect us, too. It is disingenuous for staff in an office in Ventura to be 'ruling' over Malibu. We are not all wealthy, nor celebrities or members of the 1%. We are hardworking families, who moved here for clean air, quiet and peace; a place where kids could play baseball in the streets, hide n seek, walk to their friend's house or to school - safely. GONE!

You've effectively altered the lives of our families; you've hurt our children! Friends have moved away, families are gone and young families are no longer comfortable here.

Why? Where are your facts and where is your due diligence - most visitors come here for day trips. Short term rentals, AirBnb and VRBO et al, are astronomically expensive. Rentals for the uber wealthy and foreign visitors.

An unintended consequence, a revenue stream from STR's which some city council's and city manager's find irresistible, at the expense of their constituents. A permit is a free pass, codes are unenforced, Sheriffs are indifferent and city staff, uninterested.

I've worked hard all my life. We live in a small tract house, in a neighborhood, at the west end of Malibu. We moved here in 1990 for the schools and air quality due to asthma. I'm a liberal Democrat, who believes in equal rights. I've fought hard for the rights of others all my life, now it's time to fight for my friends and neighbors.

Do what's right! Don't hurt our children or our families anymore. Ban STR's in Malibu!

Respectfully submitted,

The Saunders Guilburt Family

Lynn Saunders

30707 Manzano Drive

Malibu, CA 90265

310-892-9808

From: SouthCentralCoast@Coastal
To: Gonzalez_Denise@Coastal
Subject: FW: Public Comment on August 2022 Agenda Item Friday 10a - City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals).
Date: Friday, August 5, 2022 12:48:51 PM

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

From: Tommy <zumatommy@twc.com>
Sent: Friday, August 5, 2022 12:44 PM
To: SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>
Subject: Public Comment on August 2022 Agenda Item Friday 10a - City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals).

Dear Coastal Commission,

I am a 25 year resident of Malibu and prior to losing our home and guest house in the Woolsey fire, I had rented our guest house on a short term basis. It was a wonderful experience meeting new people and introducing them to Malibu.

I had common sense rules in place and never had an issue. I'm looking forward to renting again on a short term basis when our home is complete.

I believe that the loudest opponents of STR's are people who want to keep Malibu to themselves. It's why there are only a handful of legal parking spots at Big Dume; it's why my neighbors on Point Dume hire a security guard to keep people off "their beach", and it's why there is extremely limited access for the public to use all of our beaches along Malibu's coast.

I hope you will continue to allow STR's in Malibu, without the burden of the City dictating overreaching rules and regulations.

Thank You,

Tommy Stoilkovich
5792 Calpine Drive
Malibu CA

323.842.3750

Sent from my iPhone

From: SouthCentralCoast@Coastal
To: Gonzalez_Denise@Coastal
Subject: FW: Public Comment on August 2022 Agenda Item Friday 10a - City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals).
Date: Monday, August 8, 2022 12:23:33 PM

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

From: Tony Rindsberg <trinds@gmail.com>
Sent: Friday, August 5, 2022 4:56 PM
To: SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>
Subject: Public Comment on August 2022 Agenda Item Friday 10a - City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals).

I would like to voice my opposition to short term rentals in Malibu and ask that the Coastal Commission enforce a ban on all short term rentals in the 90265 zip code.

We have several short term rentals in our neighborhood and on the road to our home. These locations are easy to identify due to lack of care of the property, different cars in the driveway every few days and litter in the front yard as well as on the street. All this washes straight into storm drains that lead to our already struggling coastline.

All of the short term rentals in our neighborhood, including one that was just recently built, have no owner presence ever and seemingly no maintenance.

Further, due to the high rates a Malibu short term rental can command, we fear that more and more homes in the Malibu zip code will become short term rentals instead of family owned homes. This has wide reaching affects including a shrinking school district, which means less funding.

I ask that you strongly consider enforcing a full short term rental ban in Malibu or, at minimum, setting regulations such as minimum length of stay, that could help mitigate the situation.

Thank you for you consideration,
Tony Rindsberg
Malibu resident

From: SouthCentralCoast@Coastal
To: Gonzalez_Denise@Coastal
Subject: FW: City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals)
Date: Friday, August 5, 2022 12:46:45 PM

From: Rena Patterson <renapatt@gmail.com>
Sent: Friday, August 5, 2022 11:07 AM
To: SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>
Subject: City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals)

After the Woolsey Fire in Malibu in November 2018, our neighborhood changed dramatically. My older neighbors found it too hard to build, and moved. The new homes are mega-mansions, rented out as Short Term Rentals, which local families with children cannot afford. These are second homes, with rental income as STRs. We don't object to people renting out their homes long term, but STR has meant that young families cannot find homes to rent. Our schools and neighborhoods have suffered with fewer families and children.

Our neighborhoods have also suffered because of loud parties. These property owners do not live here. They don't care about our community and our neighborhoods. They don't care if trash spills onto the street and into our oceans. They do not care if the character of our neighborhood, with many elderly residents has changed.

Malibu is not a wealthy city---we have few commercial buildings providing income. I understand the city gets income from STRs. I also know they don't have the staff to monitor STRs. It takes approximately 20 minutes for a County Sheriff to get to my house (we have no local police force). If there is a problem with a STR, complaints about crime go unanswered.

I also believe it isn't in the best interest of the public and families who want to enjoy our fragile, beautiful beaches. Pollution, trash, loud parties---this is not the California I was born into 70 years ago.

Thank you so much for considering this issue at your meeting. Thanks so much for all the work you do to protect our fragile coastline, our marine life, our ocean and beaches.

Respectfully,

William and Rowena Patterson
5877 Deerhead Road
Malibu, CA 90265

From: [Dean Wenner](#)
To: SouthCentralCoast@Coastal
Subject: Malibu Letter LCPA Agenda 10a Comments
Date: Monday, August 8, 2022 6:44:30 PM

Hello,

Please see the attached comments to the recently issued letter by the City of Malibu. I request you to deny Malibu's request for approval of their submittal.

It is very disappointing to experience my City taking this approach and unsettling to have to write such things against the City.

However, some of us are very fortunate the CCC is involved as if not they would have forced this through which would be both an injustice to property owner rights AND deny people access to the coastline.

Thank you,
Dean



City of Malibu

23825 Stuart Ranch Road · Malibu, California · 90265-4861
Phone (310) 456-2489 · Fax (310) 456-3356 · www.malibucity.org

August 3, 2022

Re: City of Malibu Short-Term Rental Local Coastal Program Amendment (LCPA No. 19-003),
Agenda Item 10a for Friday, August 12, 2022 CCC Meeting

Honorable Commissioners:

CCC IS USING COMMON SENSE AND LOGIC AND SURELY CREDIBILITY AND TRUST MEASURES. THE CITY IS NOT ACTING IN GOOD FAITH IN ITS DRIVE FOR VACANCY AND EFFECTIVELY BANNING RENTALS.

The City of Malibu respectfully requests that the Commission approve the short-term rentals (STR) LCPA. The staff report makes unsupported assumptions about the impact of the City's LCPA that are not supported by evidence. Staff assumes that the STR LCPA will have a significant negative impact on the available STRs in the City. Staff presents no evidence to support this incorrect assumption.

THIS IS SO FAR FROM THE INTENT OF THE LCPA IT'S UNPROFESSIONAL & DISRESPECTFUL TO STATE IT IS NOT STATED IN GOOD FAITH.
The City's LCPA proposes to allow an unlimited number of STR properties in the City, except for multifamily properties where restrictions are put in place to protect this lower-cost housing in the City. While the City proposes to require a host to be available onsite during STR stays, the City does not require that the host be located in the structure that is rented. The host also does not need to be the owner of the property, and can be located in a guest house or second unit that is detached from the main residence.

THIS REMOVES THE LARGEST BLOCK OF AVAILABLE UNITS FROM CONSIDERATION. IT WOULD ELIMINATE > 50% OF CURRENT PERMITTED UNITS.

As the Commission is aware, STRs can have a number of negative impacts on communities — primarily because they are located in residential communities that are not designed to accommodate commercial use or impacts. STR guests often present nuisance issues because they are unfamiliar with a City's rules and regulations, they do not have the same motivation to be good neighbors that long-term owners or renters do, and often live out of state or far from the community and thus are hard to track down if violations occur. They also can negatively impact parking, and thus the ability of other members of the public to access the coast.

THIS ENTIRE PARAGRAPH IS CONJECTURE AND POSSIBILITY. IT IS NOT SUPPORTED BY CODE ENFORCEMENT LOGS AND THE CURRENT ORDINANCE IN EFFECT HAS BEEN PROVEN EFFECTIVE.

The City has found that having an onsite host is the best way to prevent nuisance impacts, and to have such impacts addressed quickly when they occur. It is not a tool to limit STR activity (as the City proposes no limit on the number of STR properties or the number of days they can be rented), but rather a tool to ensure that STRs operate in harmony within the neighborhoods in which they are located. The host requirement thus allows the maximum number of STRs, but in a manner that prevents negative impacts to the community.

TRANSLATED THIS MEANS A VACANT HOUSE HAS NO PEOPLE. IT IS A FOULIE LIE AS THE INTENT IS TO EFFECTIVELY BAN RENTALS AS DOCUMENTED MANY TIMES IN CITY REPORTS AND DOCUMENTS.

The CCC has approved hosting requirements in other jurisdictions, the City of Malibu is only asking for approval of a system that has already been approved for others. The CCC has an obligation to treat the City equally with other jurisdictions, and denial of this LCPA would be unjustified and conflict with this obligation.

MALIBU HAS DIFFERENT CIRCUMSTANCES AND HISTORICAL PRECEDENT SUCH THAT COMPARISON TO OTHER JURISDICTIONS IS NOT APPLICABLE.

THE CITY ATTEMPT IS A CHANGE OF USE WHICH WAS RECOGNIZED IN THE PAST.
ACTION TO RESTRICT USES ENABLED, EMPOWERED AND COMMON FOR DECADES DEMONSTRATES THIS.
THE CITY ACCEPTING AND DEMANDING T.O.T PAYMENTS IS FURTHER EVIDENCE OF SUCH USE.

The CCC is not a legislative body and it does not have authority to draft the City's zoning regulations. In looking at the City's STR LCPA its obligation is only to certify compliance with the City's Land Use Plan. The standard is not to determine what the CCC believes to be the best STR regulatory program, but rather the CCC may reject the City's proposed LIP amendment only if "they do not conform with, or are inadequate to carry out the provisions of the certified land use plan." (Public Resources Code section 30513(b).) Similarly, the City's Land Use Plan (LUP) amendment may only be rejected if the CCC find that it does not "meet the requirements of, and is conformity with, the policies of Chapter 3" of the Coastal Act. (Public Resources Code section 30512(c).) While CCC staff may prefer a different form of STR regulation that includes more unhosted units, they have not demonstrated that the hosting requirement makes the City's LCPA conflict with the City's LUP.

C'mon man. THIS JUST WILL NOT HAPPEN, TRANSLATED IT MEANS ONLY DUPLEXES COULD BE USED, DRAMATIC REDUCTION IN UNITS WOULD BE THE RESULT.
The staff report not only fails to demonstrate that a hosting requirement violates the City's LUP, but also ignores the fact that all current unhosted rentals may be converted into hosted rentals. While the City currently has more unhosted STR properties registered with the City than hosted properties, if a hosting requirement were added these properties can be converted to hosted STRs by having the owner or a representative satisfy the hosting requirement. This host, again, may be located in a detached structure—the City's concern is that there is a presence that is onsite and responsible for any nuisance issues that develop. THE CURRENT ORDINANCE IS PROVEN EFFECTIVE AT THIS. THERE IS NO JUSTIFICATION FOR FURTHER RESTRICTION WHICH WOULD CAUSE A REDUCTION

The staff report also asserts, without evidence, that most travelers prefer to rent an unhosted STR. The City would assert that there is not a difference, especially if the host is located in a detached unit. The only guests that should be concerned about such a presence would be guests that are concerned with a host ensuring that the City's rules and regulations are followed. The City's obligation is also not to provide visitor serving accommodations in the form most preferred by travelers, but rather to provide those accommodations while also balancing the other priorities and purposes of the City and its LUP. THE CITY KNOWS VERY WELL AND IS PURPOSELY TAKING THIS OUT OF CONTEXT. IT IS ABOUT SINGLE UNITS. VERY FEW PEOPLE WILL SHARE A COMMON LIVING SPACE.

The staff report in addition asserts, again without evidence, that allowing unhosted rentals only in the multifamily districts would overconcentrate STR activity in those locations. Such a concentration is specifically prevented by the City's proposed LCPA by its strict limits on how many units may be made available for STR rental: two units at the most, or 40% of the units on the parcel, whichever is less. This means that only one or two units of any multifamily dwelling would be available for STR rental. The loss of these more affordable units to STR rental is a central concern of the City and a primary reason for the proposed LCPA. The City's LCPA will protect these units for long term rental.

Finally, the staff report assumes a false baseline for the number of STRs historically located in the City. The staff report proposes to use the number of 372 STRs as an accurate count of the number of STRs operating in the City. While Host Compliance identified 372 STRs operating in the City on December, 2, 2020, not all of the properties identified contained an STR. Once the City adopted its Enforcement Ordinance a series of letters were sent to the identified properties advising them that the short-term rental of residential property could only be conducted with a valid STR permit. This resulted in the City discovering that many of these listings did not reflect a unit that was actually for rent in the City. Some were located outside the City's boundaries, some of the property owners advised staff that they did not know their property was advertised as an STR because the previous property owner had operated the STR and the advertisement had not been removed from the hosting website. Others were for property owners who had advertised only once and then decided they did

C'mon man! THE CITY STARTED ALL THIS BY STATING THERE WAS A PROLIFERATION OF RENTALS WITH A NUMBER OF WEB BASED UNITS @ 800+. NOW THEY WANT TO ALMOST DOUBLE THE CURRENT AMOUNT TO SUPPORT THE OBJECTIVE. THIS IS SHAMEFUL AND NOT GOOD FAITH, TRUSTWORTHY STATEMENTS. NONE OF THIS WAS DISCLOSED WHEN IT DIDN'T SUPPORT PROLIFERATION. NOW THEY'LL SAY THEY DIDN'T KNOW. WHAT A SHAME. DISTRUSTFUL REPORTING

ASK THE CITY HOW MANY PERMITS WERE REJECTED AND WHY? THE DETAILS WILL BE INTERESTING. SINCE THE REDUCTION OF RENTALS VIA PERMITS HAS OCCURRED THERE IS NOW A RESTORATION OF OLD SCHOOL METHODS WHERE REALTORS AND OTHERS FACILITATE MORE LOCAL PEOPLE RENTING OFF THE BOOKS AND SKIRTING TOT ETC. IT'S RATHER HYPOCRITICAL AND DISFUNCTIONAL, AND THESE ARE THE ONES TO BE WORRIED ABOUT, not want to continue operating an STR—but did not remove the advertisement. Still others were duplicates, or were the result of a tenant illegally listing a property in violation of a lease. Hosting platforms do not make it easy to remove listings, as it is in their interest to make it appear that they have many properties available both to attract customers, and to improve the market's opinion of their valuation.

As a result, the Host Compliance numbers referenced in the staff report do not reflect actual units available, and also do not reflect the historical baseline of STRs in Malibu that existed before the explosion of STR activity with the ascent of STR platforms such as Airbnb and VRBO.

The most accurate number for STRs currently operating in the City is the number of permits issued for an STR which was 202 in June 2021. The City's current ordinance allows anyone to apply for a permit, and thus presents a true reflection of STR activity in the City currently.

The staff report also undercounts the number of second units and guest houses in the City that could be used to facilitate hosted STR rentals. A review of City records indicates there are approximately 113 second units and 65 guest houses in the City that could be utilized by property owners during the time their house was rented as an STR. These numbers do not include other accessory buildings that a property owner could also choose to reside in while renting out their house for an STR. These include attached separate units, studios and enclosed pool cabanas with restroom facilities. These numbers also likely undercount the true number because, prior to September 2002 when the Local Coastal Program was adopted, the California Coastal Commission processed permits for guest houses. The earliest record on the number of second units and guest houses in the City can be found in the City's 2008-2013 Housing Element. The City did not start separately identifying these accessory uses in building permits until sometime in 2014. They are now identified by a unique code in the City's building permit system. In addition, many of the Woolsey Fire replacement homes have proposed adding a new second unit so staff is seeing an increase in the number of potential second units.

COULD & POTENTIAL TRANSLATE TO DOUBT IT BUT IT SOUNDS GOOD.

The City Council believes the City's proposed LCPA will not negatively affect public access to coastal resources or the availability of visitor serving accommodations, but instead will ensure that STR activity is conducted in a manner that is compatible with their location in residential zones and avoid negative impacts to coastal resources. Short term rental of SFRs and multifamily housing units has never been authorized by the City's municipal code or by its LCP. The City understands that the CCC staff interprets STR rental as an allowed use despite this lack of authorization, and the City has submitted this LCPA to specifically allow the use—but with limited requirements to ensure the negative impacts of STRs are minimized. Again, the City has not proposed any form of cap on the number of STR units, it has only proposed that the STRs be conducted in a manner that ensures their compatibility with the residential zones in which they lie.

THEN THEY SHOULD BE ENFORCING IT INSTEAD OF SINCERELY TRYING TO USE IT AS LEVERAGE TO

R. Malibu EFFECTIVELY BAN RENTALS.

Richard Mollica
Planning Director

cc: Steve McClary, City Manager

IF IT WERE TO PROCEED IT WOULD BE < 100

* IF OR WHEN THERE WAS AN ISSUE THE RESIDENTS & CITY HAD/HAVE CODE ENFORCEMENT TOOLS THEY CHOSE NOT TO FOLLOW AS THEY WANTED TO GROW HAVE TO SUPPORT A BAN. THEY SIMPLY WANT NO OVERNIGHT STAYS FOR VISITING PEOPLE. MORE VACANCY OR MORE OFF THE BOOKS MONEY FOR REALTORS & NO TOT FOR MORE LOCAL PEOPLE TO STAY. PLAY ON WORDS AS IT HAS BEEN AUTHORIZED AS CODIFIED BY HISTORY, RECOGNITION IN THE GENERAL PLAN & COLLECTING TOT W/ A NEW PERMIT SYSTEM! RIDICULOUS

* SINCE ENFORCEMENT WAS SUPPORTED THE REAL ISSUES DISAPPEARED... BUT NOT THE HYPE. THIS IS UNFORTUNATE.

From: [Lynn MacCuish](#)
To: SouthCentralCoast@Coastal
Subject: Re: Malibu STR meeting 8/12/22
Date: Monday, August 8, 2022 3:15:31 PM

To the California Coastal Commission:

I want to go on record against the Coastal Commission denying Malibu's amendment to the LUP and implementation of changes to the LIP.

I have lived in Malibu for 51 years, raising my family here. I now share my home on Rambla Pacifico with my daughter, her husband and their 8 year old daughter. There are so many unknown people coming and going around my home due to the abundance of STR's that we no longer feel safe in our neighborhood.

Malibu is being transformed by property owners who do not live in their homes but run them as STR's for extremely wealthy, short term visitors. My neighbors have told me directly that they are making as much as \$400,000 a year by living elsewhere and renting out their homes as short term rentals.

Our family friendly neighborhoods are being swallowed up by investors looking to make the enormous profits that are made possible by running STU's. Even our local schools are being threatened by the drop in the population of children due to the displacement of families with children by investors looking to make big bucks and who do not live in or care about Malibu.

For them, Malibu is nothing but a cash cow.

For these reasons, and many more, I implore the Commission to find a compromise with the City of Malibu that protects our City from the exploitation of investors.

Sincerely,

Lynn M MacCuish
3343 Rambla Pacifico
Malibu, CA 90265

From: [Save Malibu STRs !](#)
To: [SouthCentralCoast@Coastal](#)
Cc: [rickmalibu@aol.com](#); [malmoux@mac.com](#); [thealpins@gmail.com](#); [kevinadrianne@gmail.com](#); [apilder80@gmail.com](#); [krosen172@aol.com](#); [caroline946@twc.com](#); [Hadjian5@yahoo.com](#); [mmadhure@yahoo.com](#); [wenakel21@yahoo.com](#); [noamribo@gmail.com](#); [rj90265@gmail.com](#); [pamperedpalate805@gmail.com](#); [Gomez.roxana@yahoo.com](#); [pwatabum@aol.com](#); [saddllp@gmail.com](#); [EhsanAli@doctor.com](#); [mdachena@hotmail.com](#); [ilevitt@wagevents.com](#); [annbeur@gmail.com](#); [slbausch@gmail.com](#); [beatricefaverjon@gmail.com](#); [nathanbauer15@yahoo.com](#); [Craig.gardner@sympatico.ca](#); [alexwelter3@gmail.com](#); [Cassidydenis@gmail.com](#); [krissakat@gmail.com](#); [kaitlynmwhite1@gmail.com](#); [Samantha.walls3@yahoo.com](#); [coachbilly27@yahoo.com](#); [samidreams123@gmail.com](#); [jackieloyy@gmail.com](#); [premieraCCCounting@gmail.com](#); [jenflood69@gmail.com](#); [Craig.gardner@sympatiico.com](#); [reed.music17@yahoo.com](#); [stephanietaylorb@gmail.com](#); [michellechaussee@yahoo.com](#); [cruz@pcmlc.com](#); [nancy.chaussee@yahoo.com](#); [yballgsb@yahoo.com](#); [poppywebster@gmail.com](#); [evanbauman@gmail.com](#); [miguel.valencia@cox.net](#); [JCHastings79@gmail.com](#); [melissajmyers@gmail.com](#); [cshepherd417@gmail.com](#); [erlyn.i.gonzalez@gmail.com](#); [jayhansen@optonline.net](#); [erinmcmorrow@gmail.com](#); [lopez.crla@gmail.com](#); [tiffdelacruz@hotmail.com](#); [s3singh@gmail.com](#); [bogold@live.com](#); [lisamcarvalho@yahoo.com](#); [a_musitano@yahoo.com](#); [dven007@yahoo.com](#); [hilu.evelyn@gmail.com](#); [hhaon@gmail.com](#); [sidneyscothorn@gmail.com](#); [hoeleeschitt@gmail.com](#); [michaelrduffy@me.com](#); [zitadimeo1@gmail.com](#); [naomispyksma@gmail.com](#); [jh3021709@gmail.com](#); [zekjet@yahoo.com](#); [gunngirl@aol.com](#); [cecillegahr@mac.com](#); [grab4flag@aol.com](#); [crystal@crystalcarson.com](#); [janaharris4563@gmail.com](#); [mariaharias@gmail.com](#); [Kryz42@hotmail.com](#); [junaidullahk65@gmail.com](#); [ivanakhoury@gmail.com](#); [aes06mercedes@gmail.com](#); [matthew@pcmlc.com](#); [val@pcmlc.com](#); [val@ardentpropertygroup.com](#); [lizaorell007@gmail.com](#); [Gula.karaeva@gmail.com](#); [julmcduf@gmail.com](#); [davidegravelle@gmail.com](#); [maris8days@yahoo.com](#); [smoothlatinkid@yahoo.com](#); [lbalderas@jnn.com.mx](#); [keithblack5@gmail.com](#); [chandlermbailey@gmail.com](#); [confylafond@me.com](#); [piwanga@hotmail.com](#); [kemick2002@yahoo.com](#)
Subject: Re: City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals)
Date: Monday, August 8, 2022 5:38:37 PM

Dear Commissioners,

Did you receive the email provided below that we sent on 8/5/22 and the attachments for said email? Please confirm receipt at your earliest convenience. Thank you

Respectfully,

Petitioners to Save Malibu STRs

On Fri, Aug 5, 2022 at 9:55 AM Save Malibu STRs ! <savemalibustrs@gmail.com> wrote:

Dear Commissioners,

We are writing to you to request a denial of the City of Malibu's application for an LCPA that would restrict and essentially ban STRs in Malibu.

Malibu's attempt to prohibit STRs and or require hosted STRs is in conflict with Malibu's Local Coastal Program and in violation of the California Coastal Act.

STRs are essential to providing the public with coastal access in Malibu. STRs Provide an affordable opportunity for people to visit the Malibu California coast.

This proposal made by the City of Malibu will eliminate the majority of STRs. Please protect these affordable overnight accommodations and coastal access for all.

Attached are 144 signed petition letters along with 147 signatures on our Change.Org Petition (link provided below) signed by individuals requesting the Coastal Commission's denial of Malibu's application.

<https://chnge.it/LWWhr2MxmJt>

Thank you for your Consideration and Concern.

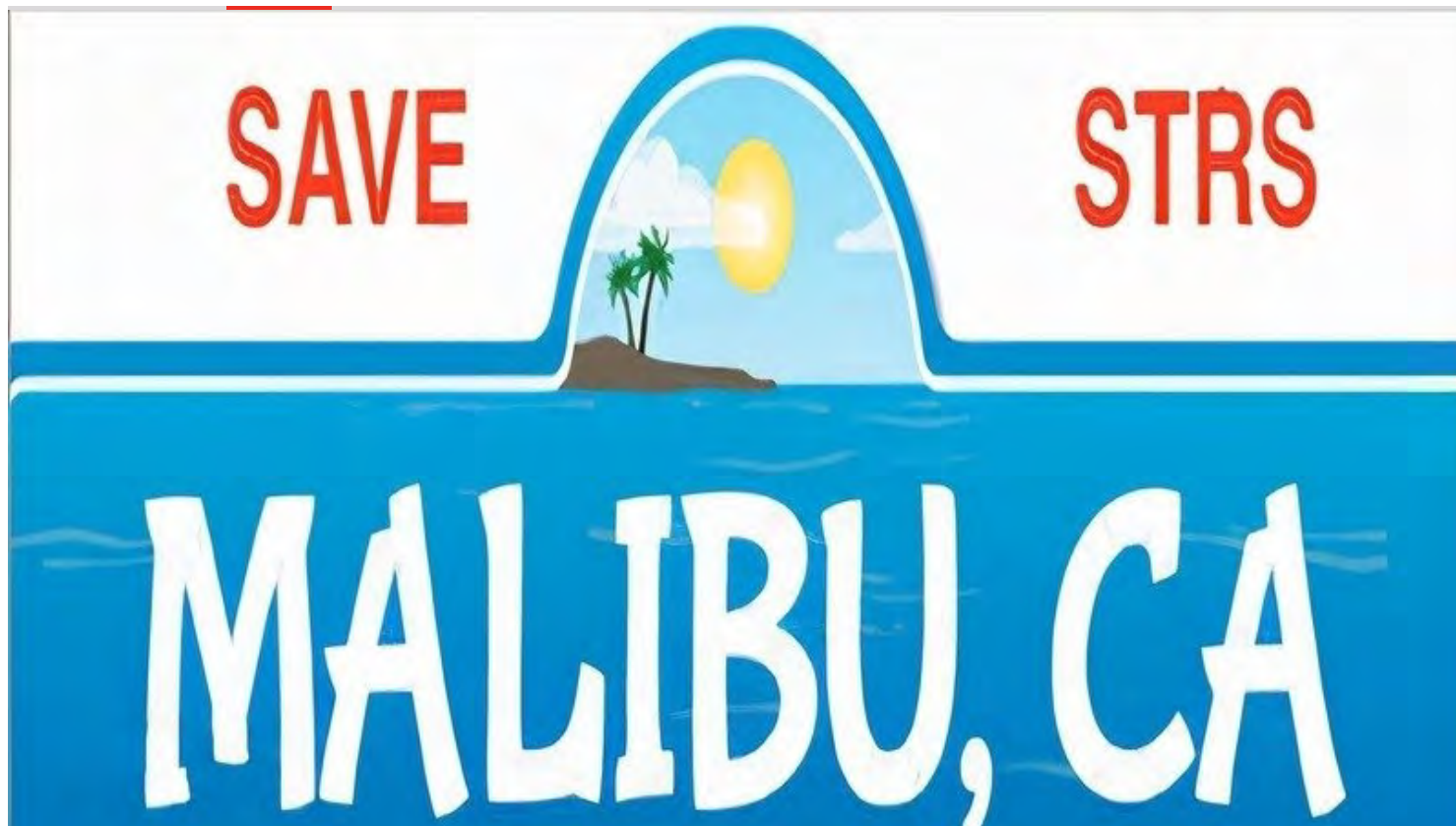
Respectfully,



At 200 signatures, this petition is more likely to be **featured in recommendations!**



Take action now

[Dashboard](#)[Petition](#)[Edit](#)[Comments](#)

SAVE MALIBU STRs (AIRBNBs & VRBOs)

148 have signed. Let's get to 200!



At 200 signatures, this petition is more likely to be **featured in recommendations!**



[Matthew E.](#) started this petition to California Coastal Commission Commissioners

Malibu is a destination to local, national and international visitors. Many of these visitors, especially young couples and families with children and grandparents have been able to visit Malibu and enjoy the beach because of short term rentals (STRs). The STRs being offered on Airbnb and VRBO are far more affordable than the hand-full of pricey hotel and motel rooms. Plus, they have full kitchens, private bedroom(s) and pull out sofa-beds. For those that want to

[Share this petition](#)



At 200 signatures, this petition is more likely to be **featured in recommendations!**

Sadly, the City of Malibu is actively trying to eliminate these affordable STRs by requiring an on-site host. This effort to restrict and outlaw STRs is being done with the intent to keep visitors out of Malibu, to keep Malibu private for the elitist home owners.

This attempt by the City of Malibu is in conflict with Malibu's Local Coastal Program and a violation of the California Coastal Act. Towns like Santa Barbara and Manhattan Beach were able to fight off the elimination of STRs by petitioning the California Coastal Commission and successfully litigating in support of the Coastal Commissions decision to allow STRs in coastal communities, without on-site hosts, thus improving public access to the beach. For all the reasons above, and more, we feel strongly that Malibu must be allowed to continue to have short term rentals as it has for decades, without a host being present.

Sign this petition in support of saving Malibu STRs.

You can go online and virtually attend the hearing and even voice your opinion by registering as a speaker online at

<https://www.coastal.ca.gov/meetings/agenda/#/2022/8>

The Meeting will take place at 9am Friday 8/12/22
California Coastal Commission
King Gillette Ranch 26800 Mulholland Hwy
Calabasas, CA 91302 (415) 407-3211

[Report a policy violation](#)

COMPANY

About

COMMUNITY

Blog

[Share this petition](#)

<u>Name</u>	<u>City</u>	<u>State</u>	<u>Postal Code</u>	<u>Country</u>	<u>Signed On</u>
1 Valerie Zingaro	Los Angeles	CA		US	7/28/2022
2 Matthew Earley	Malibu	CA	90265	US	7/28/2022
3 Christine Buda	Sparrowbush	NY	12780	US	7/28/2022
4 nico gaggero	Malibu	CA	90265	US	7/28/2022
5 Danny Gonzalez	Riverside	CA	92509	US	7/29/2022
6 Val Zingaro	Rancho Cucamonga	CA	91730	US	7/29/2022
7 Laura Pascarella	Plainfield	NJ	7062	US	7/29/2022
8 Tiffany De La Cruz	Las Vegas	NV	89101	US	7/29/2022
9 Mary Deno	Los Angeles	CA	90063	US	7/29/2022
10 Keith Black	Springfield	PA	19064	US	7/29/2022
11 Darrell Cole	Oakland	CA	94605	US	7/29/2022
12 Kelly Emick	La Junta	CO	81050	US	7/29/2022
13 Evan Caruso	Greenacres	FL	33463	US	7/29/2022
14 Steven Weymer	Johnson	NY	10933	US	7/29/2022
15 Ediverto Galvez	Panorama City	CA	91402	US	7/29/2022
16 Jorge Reyes	Canyon Country	CA	91387	US	7/29/2022
17 Linda Greene	Houston	TX	77070	US	7/29/2022
18 Syd Wilder	Studio City	CA	91604	US	7/29/2022
19 Zed Trick	Brooklyn	NY		US	7/29/2022
20 Mark Lessner	Ridgecrest	CA	93555	US	7/29/2022
21 Edgar Andres Gomez	Stone Mountain	GA	30083	US	7/29/2022
22 Falcon Knight	Brooklyn	NY	11226	US	7/29/2022
23 Mark Chavez	El Paso	TX	79935	US	7/29/2022
24 Robert Goodnight	Gibson City	IL	60936	US	7/29/2022
25 Vulture Bones	Brooklyn	NY	11226	US	7/29/2022
26 Sally Knutson	Malibu	CA	90265	US	7/29/2022
27 Adil Mehta	Chatsworth	CA	91311	US	7/29/2022
28 Omar Walker	Sterling heights	MI	48312	US	7/29/2022
29 Jane homcy	Woodland Park	NJ	7424	US	7/29/2022
30 Jeri Williams	Easley	SC	29640	US	7/29/2022
31 doria wosk	miami	FL	33116-3356	US	7/29/2022
32 Adriann Dunlop	Los Angeles	CA	91401	US	7/29/2022
33 Evelyn Hilu	Lancaster	CA	93535	US	7/29/2022
34 Rick Mitchell	Huntington	WV	25705	US	7/30/2022
35 Alexis Achilleoudis	Santa Clara	CA	95051	US	7/30/2022
36 Peter Piazza	New Windsor	NY	12553	US	7/30/2022
37 Joe Salazar				US	7/30/2022
38 David Haskins	San Diego	CA	92105	US	7/30/2022
39 Richard Reece	Waynesboro	GA	30830-7023	US	7/30/2022
40 Jacquelyn Earley	Carmichael	CA	95608	US	7/30/2022
41 Krysta Golanch	Windsor		N9B	Canada	7/30/2022
42 pamela hamilton	Palo Cedro	CA	96073	US	7/30/2022
43 Virginia Rich	Rio Dell	CA	95562	US	7/30/2022
44 Nicole Knutson	Los Angeles	CA	90027	US	7/30/2022
45 Lisa Carvalho	Berkeley	CA	94708	US	7/30/2022
46 Felipe Garza	Houston	TX	77036	US	7/30/2022

47	Meaghan Curcio	Los Angeles	CA	90004 US	7/31/2022
48	Gillian Chesse	Los Angeles	CA	90012 US	7/31/2022
49	Hillel Naon	Fort Lauderdale	FL	33301 US	7/31/2022
50	Cornelius Clifton	Mission Hills	CA	91345 US	8/1/2022
51	Ramon Cartznes	Los Angeles	CA	90049 US	8/2/2022
52	Chelsea Such	Los Angeles	CA	91326 US	8/2/2022
53	Tugce Tuncay	Los Angeles	CA	90041 US	8/2/2022
54	Amanda Colclough	Claremont	CA	91711 US	8/2/2022
55	Caroline McIntyre	Marlton	NJ	8053 US	8/2/2022
56	Kristen Andersen	Los Angeles	CA	90004 US	8/2/2022
57	Lisamarie Rodriguez	Chicago	IL	60654 US	8/2/2022
58	michael mattes	Fullerton	CA	92831 US	8/3/2022
59	Kari Miller	Oak Park	CA	91377 US	8/3/2022
60	Tiffany Sparks	Las Vegas	NV	89129 US	8/3/2022
61	Olivia Sparks	Los Angeles	CA	90016 US	8/3/2022
62	Esther Cho	Los Angeles	CA	90006 US	8/3/2022
63	Kaitlin Hitt	Chicago	IL	60602 US	8/3/2022
64	Maureen Medina	Los Angeles	CA	90044 US	8/3/2022
65	Matthew Divine	Gilbert	AZ	85296 US	8/3/2022
66	heidi funseth	Napa	CA	94558 US	8/3/2022
67	Michelle Chaussee	Dallas	TX	75206 US	8/3/2022
68	Charrita Nelson	Atlanta	GA	30349 US	8/3/2022
69	Erin Wabby	Camarillo	CA	93012 US	8/3/2022
70	Richard Zingaro	Milford	PA	18337 US	8/3/2022
71	Diane Zingaro	Matamoras	PA	18336 US	8/3/2022
72	Jamie Simmons	Schenectady	NY	12306 US	8/3/2022
73	JEANNE ZINGARO	Milford	PA	18337 US	8/3/2022
74	Andrew Santiago	Matamoras	PA	18336 US	8/3/2022
75	Ronald zingaro	New York	NY	10034 US	8/3/2022
76	Roseann Zingaro	Port Jervis	NY	12771 US	8/3/2022
77	Tiffany Berumen	Los Angeles	CA	90032 US	8/3/2022
78	Flor Garcia	Panorama City	CA	91402 US	8/3/2022
79	Adrienne Duque-Cooke	Irvine	CA	92614 US	8/3/2022
80	Cruz M.	Malibu	CA	90265 US	8/3/2022
81	Marin Larson	Virginia Beach	VA	23452 US	8/3/2022
82	Chris L.			US	8/3/2022
83	Brian Sweeney	Matamoras	PA	18336 US	8/3/2022
84	Colleen Cyrek	Milford	PA	18337 US	8/3/2022
85	Matt Miller	Virginia Beach	VA	23452 US	8/3/2022
86	Courtney Mayo	Richmond	VA	23223 US	8/3/2022
87	Liz Bogue	Gloucester	VA	23061 US	8/3/2022
88	Lauren Curley	Charlottesville	VA	22903 US	8/3/2022
89	Lindsay Wilson	Newport News	VA	23606 US	8/3/2022
90	Andrew Curley	Charlottesville	VA	22903 US	8/3/2022
91	Kristin Purdon	matamoras	PA	18336 US	8/3/2022
92	Erin Atkins	Corona	CA	92878 US	8/3/2022
93	jordan buda	Queens	NY	11368 US	8/3/2022

94	Rebecca Lane Coulson	Ventura	CA	93001 US	8/3/2022
95	Etzar Cisneros	Birmingham	AL	35206 US	8/3/2022
96	Sabrina Walter	Fontana	CA	92335 US	8/3/2022
97	Corey Meyers	Lakeland	FL	33809 US	8/3/2022
98	Michele White	Hendersonville	TN	37075 US	8/3/2022
99	LAURA MATTES	Fullerton	CA	92832 US	8/3/2022
100	Fran Aquino	Middletown	NJ	7748 US	8/3/2022
101	nicole Guzzo	New York	NY	10308 US	8/3/2022
102	Richard Aquino	Middletown	NJ	7748 US	8/3/2022
103	Joshua Curphey	Peterborough	PE7	US	8/3/2022
104	melissa ochlan	Weehawken	NJ	7086 US	8/3/2022
105	Rachel Hudec	Staten Island	NY	10314 US	8/3/2022
106	Toniann & Philip Defonte	Walton	NY	13856 US	8/3/2022
107	Katie O'Hara	Staten Island	NY	10314 US	8/3/2022
108	Jenifer Steele	Van Nuys		91406 US	8/3/2022
109	Scott Velasco	Berryville	AR	72616 US	8/3/2022
110	beatrice faverjon	Thousand Oaks	CA	91362 US	8/4/2022
111	Jessica Callery	Camarillo	CA	93010 US	8/4/2022
112	Danielle Fratto	Middletown	NY	10940 US	8/4/2022
113	William Becker	Phoenix	AZ	85006 US	8/4/2022
114	Scott Pham	San Diego	CA	92131 US	8/4/2022
115	Richard Sparkes	Grand Blanc	MI	48439 US	8/4/2022
116	Donna Ex	Canoga Park	CA	91303 US	8/4/2022
117	Patricia Velasco	Saratoga springs	NY	12866 US	8/4/2022
118	Howie Glantz	Saratoga Springs	NY	12866 US	8/4/2022
119	Lisa Kingsley	Washington	DC	20068 US	8/4/2022
120	Eric Nelson	Woodland Hills	CA	91367 US	8/4/2022
121	Kristin Colbert	Las Vegas	NV	89106 US	8/4/2022
122	fred minagar	Los AngelesMalibu	CA	90265 US	8/4/2022
123	Teddi Hernandez	Virginia Beach	VA	23455 US	8/4/2022
124	Kyndri Velasco	Berryville	AR	72616 US	8/4/2022
125	dc katten	Cave Creek	AZ	85331 US	8/4/2022
126	Nancy Chaussee	Dallas	TX	75206 US	8/4/2022
127	Cade Herman	Oak Ridge	NJ	7438 US	8/4/2022
128	Russell Riley	Lomita	FL	90717 US	8/4/2022
129	Gianpaolo Ribo	Calabasas	CA	91302 US	8/4/2022
130	Marc Man	Malibu	CA	90265 US	8/4/2022
131	DorisMarie Thrasher	Milwaukee	WI	53212 US	8/4/2022
132	Jessica Proctor	Virginia Beach	VA	23462 US	8/4/2022
133	Caroline McGill	Brooklyn	NY	11221 US	8/4/2022
134	barbara d'Esposito	Holtsville	NY	11742 US	8/4/2022
135	Stuart James	Los angles	CA	90036 US	8/4/2022
136	danny yu	Hayward	CA	94544 US	8/4/2022
137	James Lauf	Phoenix	AZ	85050 US	8/4/2022
138	Raymond Leong	San Francisco	CA	94121 US	8/4/2022
139	Max Acosta	Malibu	CA	90265 US	8/4/2022
140	Megan Riggs	Virginia Beach	VA	23451 US	8/4/2022

141 Darrick Proctor	Virginia Beach	VA	23462 US	8/4/2022
142 Karleigh Lindsay	Austin	TX	78702 US	8/4/2022
143 Barrett Hall	Norman	OK	73072 US	8/4/2022
144 Callie Mowrey	Norman	OK	73072 US	8/4/2022
145 Macey Fitzgerald	Norman	OK	73072 US	8/4/2022
146 Marcia Koenig	Thousand Oaks	CA	91362 US	8/4/2022
147 Amy Tran	Calabasas	CA	91302 US	8/4/2022


California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

We enjoy bringing our family and spending time with friends along the Malibu Coast. Allowing the city to ban short term rentals would eliminate our ability to stay at the beach in Malibu and enjoy the beautiful coast and all of the wonderful activities.

We can't afford the hotels and restaurants in Malibu, but we can afford a short term rental which allows us to cook and eat as a family, walk the beaches, and enjoy the beautiful scenery! Please do not take this away from us!

Sincerely,



SignNow e-signature ID: cd08cf416d...
08/05/2022 15:50:41 UTC
Kelly Emick

kemick2002@yahoo.com

(719) 688-8530

08/05/2022

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



08/04/2022

SignNow e-signature ID: 93e1ef8761...
08/05/2022 05:14:25 UTC
Dawn Oraz

530-605-5486

piwanga@hotmail.co

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



08/05/2022

SignNow e-signature ID: 87b31674f1...
08/05/2022 15:27:18 UTC
Cindy LaFond

8054528968

confylafond@me.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



08/03/2022

SignNow e-signature ID: 53b0865fa6...
08/04/2022 03:49:48 UTC
Rick Wallace

30001 Zenith Point Malibu

rickmalibu@aol.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



08/03/2022

SignNow e-signature ID: f94c99b69b...
08/03/2022 09:22:39 UTC
Ludovic Malmoux

8184582861

malmoux@mac.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,

Dr. Ron Maugeri

08/03/2022

SignNow e-signature ID: 535414da2d...
08/04/2022 02:39:36 UTC
Ron Maugeri

3109240926

docmaugeri@gmol.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



08/03/2022

SignNow e-signature ID: cfece31f41...
08/04/2022 03:24:34 UTC
Tara Alpin

310-729-2464

thealpins@gmail.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



08/03/2022

SignNow e-signature ID: a1ac1d858a...
08/04/2022 09:05:03 UTC
Adrienne Kearns

kevinadrienne@gmail.com

8058073233

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



08/03/2022

SignNow e-signature ID: e2d1ed1e8a...
08/04/2022 00:21:13 UTC
Tamatha Malnou

8184582862

scarabunderscore@gmail.c

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



08/03/2022

SignNow e-signature ID: 6e222844c7...
08/04/2022 12:38 UTC
Adam Pilder

8188578594

apilder80@gmail.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



08/03/2022

SignNow e-signature ID: 2ac1b9c4f5...
08/04/2022 01:14:25 UTC
Katharine Rosen

8183833463

krosen172@aol.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



08/03/2022

SignNow e-signature ID: 496f2e61be...
08/04/2022 02:47:01 UTC
Jeanie Chandler

8184291345

Jeanie.chandler@gmail.co

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



08/03/2022

SignNow e-signature ID: cedd97ec31...
08/04/2022 04:31:06 UTC
H C Walden

818-378-2060

caroline946@twc.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



08/03/2022

SignNow e-signature ID: 64cf8940a4...
08/04/2022 01:56:50 UTC
Suren Hadjian

8182924248

Hadjian5@yahoo.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



08/03/2022

SignNow e-signature ID: 1566e86c59...
08/04/2022 09:46:17 UTC
Chelsie Bauman

909-576-5257

Chelsie.lozano29@gmail.co

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



08/03/2022

SignNow e-signature ID: e630a4e10a...
08/04/2022 09:18:50 UTC
Margaret Ribo

8056367290

Thejoneses @thejonesesla.

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



08/03/2022

SignNow e-signature ID: 5035b1537a...
08/04/2022 01:16:35 UTC
Mani Madhure

8194801129

mmadhure@yahoo.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



08/03/2022

SignNow e-signature ID: 18224ac64d...
08/04/2022 09:26:19 UTC
Tad Norton

8185108239

Tad.norton@providence.org

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



08/03/2022

SignNow e-signature ID: 0d8515ee86...
08/04/2022 05:21:52 UTC
Wendy Keim

8054955170

wenakel21@yahoo.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

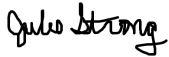
The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



08/03/2022

SignNow e-signature ID: 38ba512211...
08/04/2022 06:06:31 UTC
Julie Strong

818-687-3339

lustrong1234@sbcglobal.net

Chair Padilla and Honorable Commissioners California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Re: City of Malibu's LCPA Application to Restrict and Eliminate Short Term Rentals

Dear Honorable California Coastal Commissioners,

Approval of the City of Malibu's LCPA is in conflict with the Coastal Act as it will prevent countless visitors like myself from being able to enjoy and access the Malibu, CA coastal beaches. The rates for hotel accommodations in the commercial district and elsewhere around the city are astronomical and there simply aren't enough available to accommodate the demand. It is basic economics that eliminating Short Term Rental inventory will exacerbate these issues. Please deny the Malibu LCPA application and quickly act against the City of Malibu if it attempts to illegally further restrict and or eliminate STRs without the CCC's approval.

Thank you for your consideration and concern,



08/03/2022

SignNow e-signature ID: accba418f7...
08/04/2022 05:13:52 UTC

3238399160

noamribo@gmail.com

Chair Padilla and Honorable Commissioners California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Re: City of Malibu's LCPA Application to Restrict and Eliminate Short Term Rentals

Dear Honorable California Coastal Commissioners,

Approval of the City of Malibu's LCPA is in conflict with the Coastal Act as it will prevent countless visitors like myself from being able to enjoy and access the Malibu, CA coastal beaches. The rates for hotel accommodations in the commercial district and elsewhere around the city are astronomical and there simply aren't enough available to accommodate the demand. It is basic economics that eliminating Short Term Rental inventory will exacerbate these issues. Please deny the Malibu LCPA application and quickly act against the City of Malibu if it attempts to illegally further restrict and or eliminate STRs without the CCC's approval.

Thank you for your consideration and concern,

Robert J. Parsons 08/04/2022

SignNow e-signature ID: 20b0122760...
Robert J. Parsons

3106786277

rj90265@gmail.com

Chair Padilla and Honorable Commissioners California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Re: City of Malibu's LCPA Application to Restrict and Eliminate Short Term Rentals

Dear Honorable California Coastal Commissioners,

Approval of the City of Malibu's LCPA is in conflict with the Coastal Act as it will prevent countless visitors like myself from being able to enjoy and access the Malibu, CA coastal beaches. The rates for hotel accommodations in the commercial district and elsewhere around the city are astronomical and there simply aren't enough available to accommodate the demand. It is basic economics that eliminating Short Term Rental inventory will exacerbate these issues. Please deny the Malibu LCPA application and quickly act against the City of Malibu if it attempts to illegally further restrict and or eliminate STRs without the CCC's approval.

Thank you for your consideration and concern,



08/03/2022

SignNow e-signature ID: b39ba49a39...
08/04/2022 00:08:32 UTC

8054529140

pamperedpalate805@gmail.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



08/03/2022

SignNow e-signature ID: 45e9f26783...
08/03/2022 23:03:22 UTC
Nathan Bauer

3108679255

nathanbauer15@yahoo.co

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



08/03/2022

SignNow e-signature ID: aa855b00df...
08/03/2022 03:16:42 UTC
Roxana Gomez

3236303407

Gomez.roxana@yahoo.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



08/03/2022

SignNow e-signature ID: f130f628ba...
08/03/2022 23:58:37 UTC
beatrice faverjon

3104351177

beatricefaverjon@gmail.co

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



08/03/2022

SignNow e-signature ID: a113ca5b17...
08/03/2022 23:24:51 UTC
Patty Watsabum

8183598788

pwatatum@aol.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



08/03/2022

SignNow e-signature ID: b971a3ee3e...
08/03/2022 23:24:58 UTC
Donna Mauger

609-313-4323

superhockeymom@comcas

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



08/03/2022

SignNow e-signature ID: 7f6dfe6ef2...
08/03/2022 22:55:28 UTC

3108698647

levitt

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



08/03/2022

SignNow e-signature ID: 8e3933c776...
08/03/2022 22:57:49 UTC
sidemsn

2133242204

saddllp@gmail.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



08/03/2022

SignNow e-signature ID: 14b37fb958...
08/03/2022 23:23:36 UTC
Ehsan Ali

3107147546

EhsanAli@doctor.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



08/03/2022

SignNow e-signature ID: 4e7d66ce9e...
08/03/2022 23:56:37 UTC
Marta Dachena

8058698153

mdachena@hotmail.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



08/03/2022

SignNow e-signature ID: 34f6e0ccc7...
08/03/2022 23:01:08 UTC
Ian Levitt

310-397-9267

ilevitt@wagevents.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,

 08/03/2022
SignNow e-signature ID: fd12d66e1b...
08/03/2022 22:56:53 UTC
Marianne Carman

4162348421

Marianne.carman@sympati

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



08/03/2022

SignNow e-signature ID: 9d8917784f...
08/03/2022 16:47 UTC

8188075611

8188075611

annbeur@gmail.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



08/03/2022

SignNow e-signature ID: bd3d5822d7...
08/03/2022 08:08 UTC
Stella Lori Bausch

8185545927

slbausch@gmail.com

Chair Padilla and Honorable Commissioners California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Re: City of Malibu's LCPA Application to Restrict and Eliminate Short Term Rentals

Dear Honorable California Coastal Commissioners,

Approval of the City of Malibu's LCPA is in conflict with the Coastal Act as it will prevent countless visitors like myself from being able to enjoy and access the Malibu, CA coastal beaches. The rates for hotel accommodations in the commercial district and elsewhere around the city are astronomical and there simply aren't enough available to accommodate the demand. It is basic economics that eliminating Short Term Rental inventory will exacerbate these issues. Please deny the Malibu LCPA application and quickly act against the City of Malibu if it attempts to illegally further restrict and or eliminate STRs without the CCC's approval.

Thank you for your consideration and concern,

Marianne Carman 08/03/2022

SignNow e-signature ID: 7f6bb05fdb...
Marianne Carman

4162348421

Marianne.carman@sympatico.ca

Chair Padilla and Honorable Commissioners California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Re: City of Malibu's LCPA Application to Restrict and Eliminate Short Term Rentals

Dear Honorable California Coastal Commissioners,

Approval of the City of Malibu's LCPA is in conflict with the Coastal Act as it will prevent countless visitors like myself from being able to enjoy and access the Malibu, CA coastal beaches. The rates for hotel accommodations in the commercial district and elsewhere around the city are astronomical and there simply aren't enough available to accommodate the demand. It is basic economics that eliminating Short Term Rental inventory will exacerbate these issues. Please deny the Malibu LCPA application and quickly act against the City of Malibu if it attempts to illegally further restrict and or eliminate STRs without the CCC's approval.

Thank you for your consideration and concern,

Marta Dachen

08/03/2022

SignNow e-signature ID: ac2fab3d28...
08/04/2022 00:00:12 UTC

8058698153

mdachena@hotmail

Chair Padilla and Honorable Commissioners California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Re: City of Malibu's LCPA Application to Restrict and Eliminate Short Term Rentals

Dear Honorable California Coastal Commissioners,

Approval of the City of Malibu's LCPA is in conflict with the Coastal Act as it will prevent countless visitors like myself from being able to enjoy and access the Malibu, CA coastal beaches. The rates for hotel accommodations in the commercial district and elsewhere around the city are astronomical and there simply aren't enough available to accommodate the demand. It is basic economics that eliminating Short Term Rental inventory will exacerbate these issues. Please deny the Malibu LCPA application and quickly act against the City of Malibu if it attempts to illegally further restrict and or eliminate STRs without the CCC's approval.

Thank you for your consideration and concern,

Beatrice Faverjon

08/03/2022

SignNow e-signature ID: 40cbd09950...
08/03/2022 23:59:02 UTC

3104351177

beatricefaverjon@gmail.com

Chair Padilla and Honorable Commissioners California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Re: City of Malibu's LCPA Application to Restrict and Eliminate Short Term Rentals

Dear Honorable California Coastal Commissioners,

Approval of the City of Malibu's LCPA is in conflict with the Coastal Act as it will prevent countless visitors like myself from being able to enjoy and access the Malibu, CA coastal beaches. The rates for hotel accommodations in the commercial district and elsewhere around the city are astronomical and there simply aren't enough available to accommodate the demand. It is basic economics that eliminating Short Term Rental inventory will exacerbate these issues. Please deny the Malibu LCPA application and quickly act against the City of Malibu if it attempts to illegally further restrict and or eliminate STRs without the CCC's approval.

Thank you for your consideration and concern,

Nathan Bauer

08/03/2022

SignNow e-signature ID: f08ceafa22...
08/03/2022 23:04:37 UTC

3108679255

nathanbauer15@yahoo.com

Chair Padilla and Honorable Commissioners California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Re: City of Malibu's LCPA Application to Restrict and Eliminate Short Term Rentals

Dear Honorable California Coastal Commissioners,

Approval of the City of Malibu's LCPA is in conflict with the Coastal Act as it will prevent countless visitors like myself from being able to enjoy and access the Malibu, CA coastal beaches. The rates for hotel accommodations in the commercial district and elsewhere around the city are astronomical and there simply aren't enough available to accommodate the demand. It is basic economics that eliminating Short Term Rental inventory will exacerbate these issues. Please deny the Malibu LCPA application and quickly act against the City of Malibu if it attempts to illegally further restrict and or eliminate STRs without the CCC's approval.

Thank you for your consideration and concern,



08/03/2022

SignNow e-signature ID: 860732b891...
08/03/2022 22:47:55 UTC

4165005763

Craig.gardner@sympatico.ca

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



08/03/2022

SignNow e-signature ID: 60dc6af847...
08/03/2022 13:02:09 UTC
Alex T. Welter

816-797-7505

alextwelter3@gmail.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



08/03/2022

SignNow e-signature ID: 9c8b3b620f...
08/03/2022 23:18:06 UTC
Dennis Cassidy

6614174015

Cassidydennis@gmail.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,

Krissa M Mertens 08/03/2022

SignNow e-signature ID: 61be4a9fc4...
08/03/2022 22:20:53 UTC
Krissa Mertens

8057088443

krissakat@gmail.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



08/03/2022

SignNow e-signature ID: 3e0bce3ee7...
08/03/2022 11:09 UTC
Kaitlyn White

9095767092

kaitlynmwhite1@gmail.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



08/03/2022

SignNow e-signature ID: 43138d7e98...
08/03/2022 22:23:31 UTC
Samantha Walls

9099730640

Samantha.walls3@yahoo.c

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



08/03/2022

SignNow e-signature ID: 892b218477...
08/03/2022 22:15:58 UTC
Billy White

909 292 7073

coachbilly27@yahoo.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



08/03/2022

SignNow e-signature ID: 48783073cb...
08/03/2022 22:20:26 UTC
Samantha Brown

8478486690

samidreams123@gmail.co

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



08/03/2022

SignNow e-signature ID: 3379a104b1...
08/03/2022 22:43:26 UTC
Jacqueline M. Loy

9095250154

jackieloyy@gmail.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



08/03/2022

SignNow e-signature ID: 47e19ba334...
08/03/2022 23:47:36 UTC
Rochelle Conroy Booth

310.433.2826

premieraCCCounting@gmail

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



08/03/2022

SignNow e-signature ID: a08f79fdf1...
08/03/2022 21:18:26 UTC
Jennifer Flood

951-966-7609

jenflood69@gmail.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



08/03/2022

SignNow e-signature ID: 1c0dd72195...
08/03/2022 22:46:17 UTC
Craig Gardner

4165005763

Craig.gardner @sympatiico.

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



08/03/2022

SignNow e-signature ID: 6aec384584...
08/03/2022 22:26:53 UTC
Kayla Reed

909-472-7784

reed.music17@yahoo.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



08/03/2022

SignNow e-signature ID: 63b66193f5...
08/03/2022 22:14:38 UTC
David Merrens

805 452-9140

pamperedpalate805@gmail

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



08/03/2022

SignNow e-signature ID: b6cf3edc59...
08/03/2022 12:06:06 UTC
Stephanie Brown

8477082899

stephanietaylorb@gmail.co

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,

Michelle Chaussee 08/03/2022

SignNow e-signature ID: d891f27d68...
08/03/2022 09:30:11 UTC
Michelle Chaussee

2145978570

michellechaussee@yahoo.c

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

The City Of Malibu's reasonings for limiting short term rentals in apartments in Malibu are nonsensical.

Apartments in Malibu are unaffordable to the majority of the population. The only people able to afford apartments and to live in Malibu are wealthy.

Eliminating or restricting short term rentals in apartments will negatively affect the general public's ability to enjoy the beautiful Malibu Coast as these housing accommodations are the most cost effective to a majority of the population who can't afford to pay the exorbitant nightly hotel room prices, which are tiny and do not have kitchens.

The apartment short term rentals are the most cost effective option we and people like us have to enjoy the coast in Malibu! Please do not let the city take these away from us!

Sincerely,



SignNow e-signature ID: 2087ccaafb...
08/03/2022 17:09:18 UTC

11818 Riverside Dr

818)3190019

08/03/2022

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

The City Of Malibu's reasonings for limiting short term rentals in apartments in Malibu are nonsensical.

Apartments in Malibu are unaffordable to the majority of the population. The only people able to afford apartments and to live in Malibu are wealthy.

Eliminating or restricting short term rentals in apartments will negatively affect the general public's ability to enjoy the beautiful Malibu Coast as these housing accommodations are the most cost effective to a majority of the population who can't afford to pay the exorbitant nightly hotel room prices, which are tiny and do not have kitchens.

The apartment short term rentals are the most cost effective option we and people like us have to enjoy the coast in Malibu! Please do not let the city take these away from us!

Sincerely,



SignNow e-signature ID: 74a054f8c2...
08/03/2022 21:11:38 UTC

cruz@pcmlc.com

8057082814

08/03/2022

Chair Padilla and Honorable Commissioners California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Re: City of Malibu's LCPA Application to Restrict and Eliminate Short Term Rentals

Dear Honorable California Coastal Commissioners,

Approval of the City of Malibu's LCPA is in conflict with the Coastal Act as it will prevent countless visitors like myself from being able to enjoy and access the Malibu, CA coastal beaches. The rates for hotel accommodations in the commercial district and elsewhere around the city are astronomical and there simply aren't enough available to accommodate the demand. It is basic economics that eliminating Short Term Rental inventory will exacerbate these issues. Please deny the Malibu LCPA application and quickly act against the City of Malibu if it attempts to illegally further restrict and or eliminate STRs without the CCC's approval.

Thank you for your consideration and concern,

Nancy Elise Chaussee

08/03/2022

SignNow e-signature ID: ade2b951cf...
08/03/2022 12:32:35 UTC

2146164718

nancy.chaussee@yahoo.com

Chair Padilla and Honorable Commissioners California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Re: City of Malibu's LCPA Application to Restrict and Eliminate Short Term Rentals

Dear Honorable California Coastal Commissioners,

Approval of the City of Malibu's LCPA is in conflict with the Coastal Act as it will prevent countless visitors like myself from being able to enjoy and access the Malibu, CA coastal beaches. The rates for hotel accommodations in the commercial district and elsewhere around the city are astronomical and there simply aren't enough available to accommodate the demand. It is basic economics that eliminating Short Term Rental inventory will exacerbate these issues. Please deny the Malibu LCPA application and quickly act against the City of Malibu if it attempts to illegally further restrict and or eliminate STRs without the CCC's approval.

Thank you for your consideration and concern,



08/03/2022

SignNow e-signature ID: 55d14c31c0...
08/03/2022 22:26:14 UTC

8473313610

vballgsb@yahoo.com

Chair Padilla and Honorable Commissioners California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Re: City of Malibu's LCPA Application to Restrict and Eliminate Short Term Rentals

Dear Honorable California Coastal Commissioners,

Approval of the City of Malibu's LCPA is in conflict with the Coastal Act as it will prevent countless visitors like myself from being able to enjoy and access the Malibu, CA coastal beaches. The rates for hotel accommodations in the commercial district and elsewhere around the city are astronomical and there simply aren't enough available to accommodate the demand. It is basic economics that eliminating Short Term Rental inventory will exacerbate these issues. Please deny the Malibu LCPA application and quickly act against the City of Malibu if it attempts to illegally further restrict and or eliminate STRs without the CCC's approval.

Thank you for your consideration and concern,



08/03/2022

SignNow e-signature ID: 0cff4736cb...
08/03/2022 22:21:48 UTC

951-966-7609

jenflood69@gmail.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

We enjoy bringing our family and spending time with friends along the Malibu Coast. Allowing the city to ban short term rentals would eliminate our ability to stay at the beach in Malibu and enjoy the beautiful coast and all of the wonderful activities.

We can't afford the hotels and restaurants in Malibu, but we can afford a short term rental which allows us to cook and eat as a family, walk the beaches, and enjoy the beautiful scenery! Please do not take this away from us!

Sincerely,



SignNow e-signature ID: 1e4b1a9491...
08/02/2022 09:21:06 UTC

poppywebster@gmail.com

3108715144

08/02/2022

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,

 08/03/2022

SignNow e-signature ID: ce6e3ff1ff...
08/03/2022 19:30 UTC
Evan Bauman

909-991-5701

evanbauman@gmail.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

The City Of Malibu's reasonings for limiting short term rentals in apartments in Malibu are nonsensical.

Apartments in Malibu are unaffordable to the majority of the population. The only people able to afford apartments and to live in Malibu are wealthy.

Eliminating or restricting short term rentals in apartments will negatively affect the general public's ability to enjoy the beautiful Malibu Coast as these housing accommodations are the most cost effective to a majority of the population who can't afford to pay the exorbitant nightly hotel room prices, which are tiny and do not have kitchens.

The apartment short term rentals are the most cost effective option we and people like us have to enjoy the coast in Malibu! Please do not let the city take these away from us!

Sincerely,



SignNow e-signature ID: f2e8f98891...
08/02/2022 08:13:17 UTC

miguel.valencia@cox.net

7022180809

08/02/2022

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

The City Of Malibu's reasonings for limiting short term rentals in apartments in Malibu are nonsensical.

Apartments in Malibu are unaffordable to the majority of the population. The only people able to afford apartments and to live in Malibu are wealthy.

Eliminating or restricting short term rentals in apartments will negatively affect the general public's ability to enjoy the beautiful Malibu Coast as these housing accommodations are the most cost effective to a majority of the population who can't afford to pay the exorbitant nightly hotel room prices, which are tiny and do not have kitchens.

The apartment short term rentals are the most cost effective option we and people like us have to enjoy the coast in Malibu! Please do not let the city take these away from us!

Sincerely,



SignNow e-signature ID: 5b37438837...
07/31/2022 16:07:36 UTC
Jay Christopher Hastings

JCHastings79@gmail.com

623-980-8297

07/31/2022

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

The City Of Malibu's reasonings for limiting short term rentals in apartments in Malibu are nonsensical.

Apartments in Malibu are unaffordable to the majority of the population. The only people able to afford apartments and to live in Malibu are wealthy.

Eliminating or restricting short term rentals in apartments will negatively affect the general public's ability to enjoy the beautiful Malibu Coast as these housing accommodations are the most cost effective to a majority of the population who can't afford to pay the exorbitant nightly hotel room prices, which are tiny and do not have kitchens.

The apartment short term rentals are the most cost effective option we and people like us have to enjoy the coast in Malibu! Please do not let the city take these away from us!

Sincerely,



SignNow e-signature ID: 7ce5e0756f...
08/02/2022 23:16:28 UTC

melissajmyers@gmail.com

3236550551

08/02/2022

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

The City Of Malibu's reasonings for limiting short term rentals in apartments in Malibu are nonsensical.

Apartments in Malibu are unaffordable to the majority of the population. The only people able to afford apartments and to live in Malibu are wealthy.

Eliminating or restricting short term rentals in apartments will negatively affect the general public's ability to enjoy the beautiful Malibu Coast as these housing accommodations are the most cost effective to a majority of the population who can't afford to pay the exorbitant nightly hotel room prices, which are tiny and do not have kitchens.

The apartment short term rentals are the most cost effective option we and people like us have to enjoy the coast in Malibu! Please do not let the city take these away from us!

Sincerely,



SignNow e-signature ID: 7a3fa1e059...
08/02/2022 08:19:17 UTC

poppywebster@gmail.com

3108715144

08/02/2022

Chair Padilla and Honorable Commissioners California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Re: City of Malibu's LCPA Application to Restrict and Eliminate Short Term Rentals

Dear Honorable California Coastal Commissioners,

Approval of the City of Malibu's LCPA is in conflict with the Coastal Act as it will prevent countless visitors like myself from being able to enjoy and access the Malibu, CA coastal beaches. The rates for hotel accommodations in the commercial district and elsewhere around the city are astronomical and there simply aren't enough available to accommodate the demand. It is basic economics that eliminating Short Term Rental inventory will exacerbate these issues. Please deny the Malibu LCPA application and quickly act against the City of Malibu if it attempts to illegally further restrict and or eliminate STRs without the CCC's approval.

Thank you for your consideration and concern,



07/31/2022

SignNow e-signature ID: e3031e7c4c...
07/31/2022 17:19:49 UTC

7323205361

cshepherd417@gmail.com

Chair Padilla and Honorable Commissioners California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Re: City of Malibu's LCPA Application to Restrict and Eliminate Short Term Rentals

Dear Honorable California Coastal Commissioners,

Approval of the City of Malibu's LCPA is in conflict with the Coastal Act as it will prevent countless visitors like myself from being able to enjoy and access the Malibu, CA coastal beaches. The rates for hotel accommodations in the commercial district and elsewhere around the city are astronomical and there simply aren't enough available to accommodate the demand. It is basic economics that eliminating Short Term Rental inventory will exacerbate these issues. Please deny the Malibu LCPA application and quickly act against the City of Malibu if it attempts to illegally further restrict and or eliminate STRs without the CCC's approval.

Thank you for your consideration and concern,



08/02/2022

SignNow e-signature ID: c2d57bf92d...
08/02/2022 16:52:10 UTC

8184506429

erlyn.i.gonzalez@gmail.com

Chair Padilla and Honorable Commissioners California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Re: City of Malibu's LCPA Application to Restrict and Eliminate Short Term Rentals

Dear Honorable California Coastal Commissioners,

Approval of the City of Malibu's LCPA is in conflict with the Coastal Act as it will prevent countless visitors like myself from being able to enjoy and access the Malibu, CA coastal beaches. The rates for hotel accommodations in the commercial district and elsewhere around the city are astronomical and there simply aren't enough available to accommodate the demand. It is basic economics that eliminating Short Term Rental inventory will exacerbate these issues. Please deny the Malibu LCPA application and quickly act against the City of Malibu if it attempts to illegally further restrict and or eliminate STRs without the CCC's approval.

Thank you for your consideration and concern,

Jason Hansen

07/31/2022

SignNow's signature ID: ddc01e297b...
07/31/2022 21:39:01 UTC

9143566030

jayhansen@optonline.net

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

We enjoy bringing our family and spending time with friends along the Malibu Coast. Allowing the city to ban short term rentals would eliminate our ability to stay at the beach in Malibu and enjoy the beautiful coast and all of the wonderful activities.

We can't afford the hotels and restaurants in Malibu, but we can afford a short term rental which allows us to cook and eat as a family, walk the beaches, and enjoy the beautiful scenery! Please do not take this away from us!

Sincerely,



SignNow e-signature ID: e1e44bce09...
3105920117

precisionconstructionexpert

3105920117

08/02/2022

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

We enjoy bringing our family and spending time with friends along the Malibu Coast. Allowing the city to ban short term rentals would eliminate our ability to stay at the beach in Malibu and enjoy the beautiful coast and all of the wonderful activities.

We can't afford the hotels and restaurants in Malibu, but we can afford a short term rental which allows us to cook and eat as a family, walk the beaches, and enjoy the beautiful scenery! Please do not take this away from us!

Sincerely,



SignNow e-signature ID: 0f871086e2...
08/02/2022 12:41:45 TC

precisionconstructionexperti

3105920117

08/02/2022

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

We enjoy bringing our family and spending time with friends along the Malibu Coast. Allowing the city to ban short term rentals would eliminate our ability to stay at the beach in Malibu and enjoy the beautiful coast and all of the wonderful activities.

We can't afford the hotels and restaurants in Malibu, but we can afford a short term rental which allows us to cook and eat as a family, walk the beaches, and enjoy the beautiful scenery! Please do not take this away from us!

Sincerely,



SignNow e-signature ID: 2cb988d85d...
6741262249240 UTC

cshepherd417@gmail.com

7323205361

07/31/2022

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,

Erin McMorrow 08/02/2022

SignNow e-signature ID: 5139aa6da8...
08/02/2022 23:00:30 UTC
Erin

6195480923

erinmcmorrow@gmail.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



07/31/2022

SignNow e-signature ID: 6db0b3d1d5...
07/31/2022 21:38:58 UTC
Carla Lopez

310-464-7206

lopez.crla@gmail.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



08/01/2022

SignNow e-signature ID: 6865ae8d23...
08/01/2022 19:53:23 UTC
Ayana Thomas

7023035393

89014

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



08/01/2022

SignNow e-signature ID: c2f827b195...
Tiffany De La Cruz

6619980240

tiffdelacruz@hotmail.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



07/31/2022

SignNow e-signature ID: 524bef87c3...
07/31/2022 18:53 UTC
Carly Shepherd

7323205361

cshepherd417@gmail.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



07/31/2022

SignNow e-signature ID: 032a7c5125...
07/31/2022 17:53:17 UTC
Stan Singh

8588695078

s3singh@gmail.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

The City Of Malibu's reasonings for limiting short term rentals in apartments in Malibu are nonsensical.

Apartments in Malibu are unaffordable to the majority of the population. The only people able to afford apartments and to live in Malibu are wealthy.

Eliminating or restricting short term rentals in apartments will negatively affect the general public's ability to enjoy the beautiful Malibu Coast as these housing accommodations are the most cost effective to a majority of the population who can't afford to pay the exorbitant nightly hotel room prices, which are tiny and do not have kitchens.

The apartment short term rentals are the most cost effective option we and people like us have to enjoy the coast in Malibu! Please do not let the city take these away from us!

Sincerely,



SignNow e-signature ID: cc61e95f81...
AMANDA COLCLOUGH

AMANDACOLCLOUGH@M

9095577221

08/02/2022

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

The City Of Malibu's reasonings for limiting short term rentals in apartments in Malibu are nonsensical.

Apartments in Malibu are unaffordable to the majority of the population. The only people able to afford apartments and to live in Malibu are wealthy.

Eliminating or restricting short term rentals in apartments will negatively affect the general public's ability to enjoy the beautiful Malibu Coast as these housing accommodations are the most cost effective to a majority of the population who can't afford to pay the exorbitant nightly hotel room prices, which are tiny and do not have kitchens.

The apartment short term rentals are the most cost effective option we and people like us have to enjoy the coast in Malibu! Please do not let the city take these away from us!

Sincerely,



SignNow e-signature ID: 78af618c81...
08/02/2022 23:09:39 UTC

precisionconstructionexperti

3105920117

08/02/2022

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

The City Of Malibu's reasonings for limiting short term rentals in apartments in Malibu are nonsensical.

Apartments in Malibu are unaffordable to the majority of the population. The only people able to afford apartments and to live in Malibu are wealthy.

Eliminating or restricting short term rentals in apartments will negatively affect the general public's ability to enjoy the beautiful Malibu Coast as these housing accommodations are the most cost effective to a majority of the population who can't afford to pay the exorbitant nightly hotel room prices, which are tiny and do not have kitchens.

The apartment short term rentals are the most cost effective option we and people like us have to enjoy the coast in Malibu! Please do not let the city take these away from us!

Sincerely,



SignNow e-signature ID: bdb8fed14f...
07/31/2022 11:17:55 UTC

cshepherd417@gmail.com

7323205361

07/31/2022

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

The City Of Malibu's reasonings for limiting short term rentals in apartments in Malibu are nonsensical.

Apartments in Malibu are unaffordable to the majority of the population. The only people able to afford apartments and to live in Malibu are wealthy.

Eliminating or restricting short term rentals in apartments will negatively affect the general public's ability to enjoy the beautiful Malibu Coast as these housing accommodations are the most cost effective to a majority of the population who can't afford to pay the exorbitant nightly hotel room prices, which are tiny and do not have kitchens.

The apartment short term rentals are the most cost effective option we and people like us have to enjoy the coast in Malibu! Please do not let the city take these away from us!

Sincerely,



SignNow e-signature ID: 62ed46accd...
6004722274.02.34 UTC

bogold@live.com

5163847645

07/31/2022

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



07/30/2022

SignNow e-signature ID: 4847a176e5...
07/30/2022 19:01:55 UTC
Lisa Carvalho

415 279 8883

lisamcarvalho@yahoo.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



07/29/2022

SignNow e-signature ID: cd6fca4646...
07/29/2022 13:36:24 UTC
Adriano Musitano

3103039497

a_musitano@yahoo.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,

David Ventura 07/31/2022

SignNow e-signature ID: 473d31508d...
07/31/2022 15:34:47 UTC
David Ventura

3109635825

dven007@yahoo.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



07/29/2022

SignNow e-signature ID: 517ae82a5b...
07/29/2022 23:55:23 UTC
Evelyn Vette Hill

661-450-5137

hilu.evelyn@gmail.com

Chair Padilla and Honorable Commissioners California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Re: City of Malibu's LCPA Application to Restrict and Eliminate Short Term Rentals

Dear Honorable California Coastal Commissioners,

Approval of the City of Malibu's LCPA is in conflict with the Coastal Act as it will prevent countless visitors like myself from being able to enjoy and access the Malibu, CA coastal beaches. The rates for hotel accommodations in the commercial district and elsewhere around the city are astronomical and there simply aren't enough available to accommodate the demand. It is basic economics that eliminating Short Term Rental inventory will exacerbate these issues. Please deny the Malibu LCPA application and quickly act against the City of Malibu if it attempts to illegally further restrict and or eliminate STRs without the CCC's approval.

Thank you for your consideration and concern,

Hillel

07/31/2022

SignNow e-signature ID: 2cee34d777...
07/31/2022 16:35:08 UTC

3108888888

hhnaon@gmail.com

Chair Padilla and Honorable Commissioners California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Re: City of Malibu's LCPA Application to Restrict and Eliminate Short Term Rentals

Dear Honorable California Coastal Commissioners,

Approval of the City of Malibu's LCPA is in conflict with the Coastal Act as it will prevent countless visitors like myself from being able to enjoy and access the Malibu, CA coastal beaches. The rates for hotel accommodations in the commercial district and elsewhere around the city are astronomical and there simply aren't enough available to accommodate the demand. It is basic economics that eliminating Short Term Rental inventory will exacerbate these issues. Please deny the Malibu LCPA application and quickly act against the City of Malibu if it attempts to illegally further restrict and or eliminate STRs without the CCC's approval.

Thank you for your consideration and concern,



07/29/2022

SignNow e-signature ID: 0132a6c8ed...
07/29/2022 20:14:37 UTC

3103875398

sidneyscothorn@gmail.com

Chair Padilla and Honorable Commissioners California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Re: City of Malibu's LCPA Application to Restrict and Eliminate Short Term Rentals

Dear Honorable California Coastal Commissioners,

Approval of the City of Malibu's LCPA is in conflict with the Coastal Act as it will prevent countless visitors like myself from being able to enjoy and access the Malibu, CA coastal beaches. The rates for hotel accommodations in the commercial district and elsewhere around the city are astronomical and there simply aren't enough available to accommodate the demand. It is basic economics that eliminating Short Term Rental inventory will exacerbate these issues. Please deny the Malibu LCPA application and quickly act against the City of Malibu if it attempts to illegally further restrict and or eliminate STRs without the CCC's approval.

Thank you for your consideration and concern,



07/29/2022

SignNow e-signature ID: 2913df7bff...
07/29/2022 19:16:02 UTC

3235809740

hoeleeschitt@gmail.com

Chair Padilla and Honorable Commissioners California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Re: City of Malibu's LCPA Application to Restrict and Eliminate Short Term Rentals

Dear Honorable California Coastal Commissioners,

Approval of the City of Malibu's LCPA is in conflict with the Coastal Act as it will prevent countless visitors like myself from being able to enjoy and access the Malibu, CA coastal beaches. The rates for hotel accommodations in the commercial district and elsewhere around the city are astronomical and there simply aren't enough available to accommodate the demand. It is basic economics that eliminating Short Term Rental inventory will exacerbate these issues. Please deny the Malibu LCPA application and quickly act against the City of Malibu if it attempts to illegally further restrict and or eliminate STRs without the CCC's approval.

Thank you for your consideration and concern,



07/30/2022

SignNow e-signature ID: 25f5457e74...
07/30/2022 19:02:55 UTC

415 279 8883

lisamcarvalho@yahoo.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

We enjoy bringing our family and spending time with friends along the Malibu Coast. Allowing the city to ban short term rentals would eliminate our ability to stay at the beach in Malibu and enjoy the beautiful coast and all of the wonderful activities.

We can't afford the hotels and restaurants in Malibu, but we can afford a short term rental which allows us to cook and eat as a family, walk the beaches, and enjoy the beautiful scenery! Please do not take this away from us!

Sincerely,



SignNow e-signature ID: ede9ee7604...
Michael R Duffy UTC

michaelrduffy@me.com

3238286453

07/31/2022

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



07/29/2022

SignNow e-signature ID: ba34adc7a7...
07/29/2022 20:18:18 UTC
Sidney Scothorn

3103875398

sidneyscothorn@gmail.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



07/29/2022

SignNow e-signature ID: 3cc2b838f3...
07/29/2022 17:48:09 UTC
Zita Dimeo

858-848-4303

zitadimeo1@gmail.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



07/29/2022

SignNow e-signature ID: a5abe4b23a...
07/29/2022 20:08:05 UTC
Naomi Spysma

3603061863

naomispysma@gmail.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



07/29/2022

SignNow e-signature ID: 5d58a69460...
07/29/2022 19:08:27 UTC
John Hamilton

6263398119

jh3021709@gmail.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



07/29/2022

SignNow e-signature ID: e726934259...
07/29/2022 19:17:11 UTC
Judge Turcay

3235809740

hoeleeschitt@gmail.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



07/29/2022

SignNow e-signature ID: 6c497c5500...
07/29/2022 18:47:36 UTC
James Nichols

405 780-7273

zekjet@yahoo.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



07/29/2022

SignNow e-signature ID: 8545a1421a...
07/29/2022 11:31:07 UTC
Julia Gunn

8185086404

gunngirl@aol.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



07/31/2022

SignNow e-signature ID: 31672856f1...
07/31/2022 16:33:22 UTC
Hillel Naon

888888888

hhnaon@gmail.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



07/31/2022

SignNow e-signature ID: 061fa314ef...
Michelle Knutson

8186213202

michelle.knutson@theagenr

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,


SignNow e-signature ID: e9bc483997...
07/30/2022 18:19:04 UTC

07/30/2022

3109196943

cecillegahr@mac.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

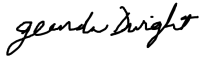
The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



07/30/2022

SignNow e-signature ID: 3710f43ab4...
07/30/2022 15:01:08 UTC
Brenda Dwight

817-681-0402

grab4flag@aol.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



07/29/2022

SignNow e-signature ID: 3cc2b838f3...
07/29/2022 17:48:09 UTC
Zita Dimeo

858-848-4303

zitadimeo1@gmail.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



07/29/2022

SignNow e-signature ID: a5abe4b23a...
07/29/2022 20:08:05 UTC
Naomi Spysma

3603061863

naomispysma@gmail.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



07/29/2022

SignNow e-signature ID: 5d58a69460...
07/29/2022 19:08:27 UTC
John Hamilton

6263398119

jh3021709@gmail.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



07/29/2022

SignNow e-signature ID: e726934259...
07/29/2022 19:17:11 UTC
Judge Turcay

3235809740

hoeleeschitt@gmail.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



07/29/2022

SignNow e-signature ID: 6c497c5500...
07/29/2022 18:47:36 UTC
James Nichols

405 780-7273

zekjet@yahoo.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



07/29/2022

SignNow e-signature ID: 8545a1421a...
07/29/2022 11:31:07 UTC
97884621

8185086404

gunngirl@aol.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



07/31/2022

SignNow e-signature ID: 31672856f1...
07/31/2022 16:33:22 UTC
Hillel Naon

888888888

hhnaon@gmail.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



07/31/2022

SignNow e-signature ID: 061fa314ef...
Michelle Knutson

8186213202

michelle.knutson@theagenr

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,


SignNow e-signature ID: e9bc483997...
07/30/2022 18:19:04 UTC

07/30/2022

3109196943

cecillegahr@mac.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

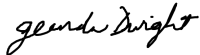
The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



07/30/2022

SignNow e-signature ID: 3710f43ab4...
07/30/2022 15:01:08 UTC
Brenda Dwight

817-681-0402

grab4flag@aol.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



07/30/2022

SignNow e-signature ID: 4847a176e5...
07/30/2022 19:01:55 UTC
Lisa Carvalho

415 279 8883

lisamcarvalho@yahoo.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



07/29/2022

SignNow e-signature ID: cd6fca4646...
07/29/2022 13:36:24 UTC
Adriano Musitano

3103039497

a_musitano@yahoo.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,

David Ventura 07/31/2022

SignNow e-signature ID: 473d31508d...
07/31/2022 15:34:47 UTC
David Ventura

3109635825

dven007@yahoo.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



07/29/2022

SignNow e-signature ID: 517ae82a5b...
Evelyn Vette Hill

661-450-5137

hilu.evelyn@gmail.com

Chair Padilla and Honorable Commissioners California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Re: City of Malibu's LCPA Application to Restrict and Eliminate Short Term Rentals

Dear Honorable California Coastal Commissioners,

Approval of the City of Malibu's LCPA is in conflict with the Coastal Act as it will prevent countless visitors like myself from being able to enjoy and access the Malibu, CA coastal beaches. The rates for hotel accommodations in the commercial district and elsewhere around the city are astronomical and there simply aren't enough available to accommodate the demand. It is basic economics that eliminating Short Term Rental inventory will exacerbate these issues. Please deny the Malibu LCPA application and quickly act against the City of Malibu if it attempts to illegally further restrict and or eliminate STRs without the CCC's approval.

Thank you for your consideration and concern,



07/31/2022

SignNow e-signature ID: 2cee34d777...
07/31/2022 16:35:08 UTC

3108888888

hhnaon@gmail.com

Chair Padilla and Honorable Commissioners California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Re: City of Malibu's LCPA Application to Restrict and Eliminate Short Term Rentals

Dear Honorable California Coastal Commissioners,

Approval of the City of Malibu's LCPA is in conflict with the Coastal Act as it will prevent countless visitors like myself from being able to enjoy and access the Malibu, CA coastal beaches. The rates for hotel accommodations in the commercial district and elsewhere around the city are astronomical and there simply aren't enough available to accommodate the demand. It is basic economics that eliminating Short Term Rental inventory will exacerbate these issues. Please deny the Malibu LCPA application and quickly act against the City of Malibu if it attempts to illegally further restrict and or eliminate STRs without the CCC's approval.

Thank you for your consideration and concern,



07/29/2022

SignNow e-signature ID: 0132a6c8ed...
07/29/2022 20:14:37 UTC

3103875398

sidneyscothorn@gmail.com

Chair Padilla and Honorable Commissioners California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Re: City of Malibu's LCPA Application to Restrict and Eliminate Short Term Rentals

Dear Honorable California Coastal Commissioners,

Approval of the City of Malibu's LCPA is in conflict with the Coastal Act as it will prevent countless visitors like myself from being able to enjoy and access the Malibu, CA coastal beaches. The rates for hotel accommodations in the commercial district and elsewhere around the city are astronomical and there simply aren't enough available to accommodate the demand. It is basic economics that eliminating Short Term Rental inventory will exacerbate these issues. Please deny the Malibu LCPA application and quickly act against the City of Malibu if it attempts to illegally further restrict and or eliminate STRs without the CCC's approval.

Thank you for your consideration and concern,



07/29/2022

SignNow e-signature ID: 2913df7bff...
07/29/2022 19:16:02 UTC

3235809740

hoeleeschitt@gmail.com

Chair Padilla and Honorable Commissioners California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Re: City of Malibu's LCPA Application to Restrict and Eliminate Short Term Rentals

Dear Honorable California Coastal Commissioners,

Approval of the City of Malibu's LCPA is in conflict with the Coastal Act as it will prevent countless visitors like myself from being able to enjoy and access the Malibu, CA coastal beaches. The rates for hotel accommodations in the commercial district and elsewhere around the city are astronomical and there simply aren't enough available to accommodate the demand. It is basic economics that eliminating Short Term Rental inventory will exacerbate these issues. Please deny the Malibu LCPA application and quickly act against the City of Malibu if it attempts to illegally further restrict and or eliminate STRs without the CCC's approval.

Thank you for your consideration and concern,



07/30/2022

SignNow e-signature ID: 25f5457e74...
07/30/2022 19:02:55 UTC

415 279 8883

lisamcarvalho@yahoo.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

We enjoy bringing our family and spending time with friends along the Malibu Coast. Allowing the city to ban short term rentals would eliminate our ability to stay at the beach in Malibu and enjoy the beautiful coast and all of the wonderful activities.

We can't afford the hotels and restaurants in Malibu, but we can afford a short term rental which allows us to cook and eat as a family, walk the beaches, and enjoy the beautiful scenery! Please do not take this away from us!

Sincerely,



SignNow e-signature ID: ede9ee7604...
Michael R. Duffy UTC

michaelrduffy@me.com

3238286453

07/31/2022

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



07/29/2022

SignNow e-signature ID: ba34adc7a7...
07/29/2022 20:18:18 UTC
Sidney Scothorn

3103875398

sidneyscothorn@gmail.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



07/29/2022

SignNow e-signature ID: bef8c3d452...
07/29/2022 16:36:43 UTC
Crystal Carson

(828) 693-6340

crystal@crystalcarson.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



07/29/2022

SignNow e-signature ID: 8fca71db0...
07/29/2022 17:22:48 UTC
Jana Harris

3154007276

janaharris4563@gmail.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



07/29/2022

SignNow e-signature ID: 256111fe93...
07/29/2022 17:47 UTC

8188773346

mariaharias@gmail.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



07/29/2022

SignNow e-signature ID: 7ad8a30120...
07/29/2022 16:36:51 UTC
Chris Yanke

3105988686

Kryz42@hotmail.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



07/26/2022

SignNow e-signature ID: 645bb1b9b7...
07/26/2022 22:06:06 UTC

test

test

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



07/29/2022

SignNow e-signature ID: 9d36823e72...
Tiffany De La Cruz

6619980340

tiffdelacruz@hotmail.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



07/29/2022

SignNow e-signature ID: 4214eaead7...
07/29/2022 16:38:03 UTC
Junaidullah Khan

6302104466

junaidullahk65@gmail.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



07/29/2022

SignNow e-signature ID: 4ca5f6ae55...
07/29/2022 16:37:39 UTC
Iv Jorgensen

7022336633

ivanakhoury@gmail.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,

 07/29/2022
SignNow e-signature ID: 9697885e0a...
07/29/2022 16:35:29 UTC
Aaron Shields

801-573-6182

aes06mercedes@gmail.co

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



07/29/2022

SignNow e-signature ID: 9db7c381c7...
07/29/2022 16:36:14 UTC
Elizabeth Orell

9182719917

lizaorell007@gmail.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



07/29/2022

SignNow e-signature ID: da90ede39b...
07/29/2022 17:06:54 UTC
Gyulnara

7028062578

Gula.karaeva@gmail.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



07/29/2022

SignNow e-signature ID: 3070e0a573...
07/29/2022 18:03:07 UTC
jule Winslow

9785013222

julmcduf@gmail.com

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



07/29/2022

SignNow e-signature ID: e81a741cb3...
07/29/2022 18:37:19 UTC
David Gravelle

9179028088

davidegravelle@gmail.com

Chair Padilla and Honorable Commissioners California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Re: City of Malibu's LCPA Application to Restrict and Eliminate Short Term Rentals

Dear Honorable California Coastal Commissioners,

Approval of the City of Malibu's LCPA is in conflict with the Coastal Act as it will prevent countless visitors like myself from being able to enjoy and access the Malibu, CA coastal beaches. The rates for hotel accommodations in the commercial district and elsewhere around the city are astronomical and there simply aren't enough available to accommodate the demand. It is basic economics that eliminating Short Term Rental inventory will exacerbate these issues. Please deny the Malibu LCPA application and quickly act against the City of Malibu if it attempts to illegally further restrict and or eliminate STRs without the CCC's approval.

Thank you for your consideration and concern,

Mari Deno

07/29/2022

SignNow e-signature ID: c79f5ec7fd...
07/29/2022 16:47:44 UTC

323-842-8850

maris8days@yahoo.com

Chair Padilla and Honorable Commissioners California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Re: City of Malibu's LCPA Application to Restrict and Eliminate Short Term Rentals

Dear Honorable California Coastal Commissioners,

Approval of the City of Malibu's LCPA is in conflict with the Coastal Act as it will prevent countless visitors like myself from being able to enjoy and access the Malibu, CA coastal beaches. The rates for hotel accommodations in the commercial district and elsewhere around the city are astronomical and there simply aren't enough available to accommodate the demand. It is basic economics that eliminating Short Term Rental inventory will exacerbate these issues. Please deny the Malibu LCPA application and quickly act against the City of Malibu if it attempts to illegally further restrict and or eliminate STRs without the CCC's approval.

Thank you for your consideration and concern,

Tiffany De La Cruz

07/29/2022

SignNow e-signature ID: ae919e0f88...
07/29/2022 16:35:14 UTC

6619980340

tiffdelacruz@hotmail.com

Chair Padilla and Honorable Commissioners California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Re: City of Malibu's LCPA Application to Restrict and Eliminate Short Term Rentals

Dear Honorable California Coastal Commissioners,

Approval of the City of Malibu's LCPA is in conflict with the Coastal Act as it will prevent countless visitors like myself from being able to enjoy and access the Malibu, CA coastal beaches. The rates for hotel accommodations in the commercial district and elsewhere around the city are astronomical and there simply aren't enough available to accommodate the demand. It is basic economics that eliminating Short Term Rental inventory will exacerbate these issues. Please deny the Malibu LCPA application and quickly act against the City of Malibu if it attempts to illegally further restrict and or eliminate STRs without the CCC's approval.

Thank you for your consideration and concern,

Jorge A. Reyes

07/29/2022

SignNow e-signature ID: 7c726ed6ad...
07/29/2022 16:33:07 UTC

323-365-7754

smoothlatinkid@yahoo.com

Chair Padilla and Honorable Commissioners California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Re: City of Malibu's LCPA Application to Restrict and Eliminate Short Term Rentals

Dear Honorable California Coastal Commissioners,

Approval of the City of Malibu's LCPA is in conflict with the Coastal Act as it will prevent countless visitors like myself from being able to enjoy and access the Malibu, CA coastal beaches. The rates for hotel accommodations in the commercial district and elsewhere around the city are astronomical and there simply aren't enough available to accommodate the demand. It is basic economics that eliminating Short Term Rental inventory will exacerbate these issues. Please deny the Malibu LCPA application and quickly act against the City of Malibu if it attempts to illegally further restrict and or eliminate STRs without the CCC's approval.

Thank you for your consideration and concern,



07/29/2022

Sign Now e-signature ID: aced863f95...
Alberto Balderas
07/29/2022 17:17:52 UTC

5552674500

lbaldaras@jnn.com.mx

Chair Padilla and Honorable Commissioners California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Re: City of Malibu's LCPA Application to Restrict and Eliminate Short Term Rentals

Dear Honorable California Coastal Commissioners,

Approval of the City of Malibu's LCPA is in conflict with the Coastal Act as it will prevent countless visitors like myself from being able to enjoy and access the Malibu, CA coastal beaches. The rates for hotel accommodations in the commercial district and elsewhere around the city are astronomical and there simply aren't enough available to accommodate the demand. It is basic economics that eliminating Short Term Rental inventory will exacerbate these issues. Please deny the Malibu LCPA application and quickly act against the City of Malibu if it attempts to illegally further restrict and or eliminate STRs without the CCC's approval.

Thank you for your consideration and concern,



07/29/2022

SignNow e-signature ID: 7d056fd555...
07/29/2022 16:50:28 UTC

610-762-4146

keithblack5@gmail.com

Chair Padilla and Honorable Commissioners California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Re: City of Malibu's LCPA Application to Restrict and Eliminate Short Term Rentals

Dear Honorable California Coastal Commissioners,

Approval of the City of Malibu's LCPA is in conflict with the Coastal Act as it will prevent countless visitors like myself from being able to enjoy and access the Malibu, CA coastal beaches. The rates for hotel accommodations in the commercial district and elsewhere around the city are astronomical and there simply aren't enough available to accommodate the demand. It is basic economics that eliminating Short Term Rental inventory will exacerbate these issues. Please deny the Malibu LCPA application and quickly act against the City of Malibu if it attempts to illegally further restrict and or eliminate STRs without the CCC's approval.

Thank you for your consideration and concern,

matte

07/26/2022

SignNow e-signature ID: 74d88095e8...
07/26/2022 22:04:58 UTC

mine

mine

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



07/26/2022

SignNow e-signature ID: d1bef7f299...
07/26/2022 21:51:34 UTC

4444444

4444444

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Dear Commission,

As suggested by the CCC Staff in their report, Malibu's efforts to further restrict and eliminate STRs should be denied by the Commission.

The City Council members of Malibu are acting out of self-interest to keep Malibu exclusive and uncrowded. They are not concerned with affordable housing.

They do not care about providing access to the California Coast in their City.

Malibu housing is not affordable. They are aware of this fact. At the most recent City Council meeting (the same meeting when they decided that they will defy the CCC on the STR ordinance and LCPA) it was discussed that the new Malibu City Manager Steven McrClary cannot afford to live in Malibu at a salary of \$235,000 a year!

The argument that they want to protect affordable housing is a lie they want to use to try to keep less affluent people out of Malibu. Please, do not allow this.

Gratefully,



07/29/2022

SignNow e-signature ID: 67b9aa4ad4...
07/29/2022 15:32:38 UTC
Chandler Bailey

6156128904

chandlermbailey@gmail.co

From: [Eric Myer](#)
To: [SouthCoast@Coastal](#); [Brownsey, Donne@Coastal](#); [Padilla, Stephen@Coastal](#); [Turnbull-Sanders, Effie@Coastal](#); [Aminzadeh, Sara@Coastal](#); [Hart, Caryl@Coastal](#); [Wilson, Mike@Coastal](#); [Rice, Katie@Coastal](#); [Escalante, Linda@Coastal](#); [Harmon, Meagan@Coastal](#); [Uranga, Roberto@Coastal](#); [Groom, Carole@Coastal](#); [Mann, Zahirah@Coastal](#); [Faustinos, Belinda@Coastal](#); [Luce, Shelley@Coastal](#); [Spencer, Amrita@Coastal](#); [Matt.O'Malley@coastal.ca.gov](#); [Maricela.Morales@coastal.gov](#); [Rafael.Mandelman@coastal.gov](#); [Rivas, Rick@Coastal](#); [Aguirre, Paloma@Coastal](#); [Gonzalez, Denise@Coastal](#)
Subject: City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short Term Rentals): Deny Staff Recommendation and Uphold Malibu's Short-Term Rental Regulations
Date: Wednesday, August 10, 2022 1:47:14 PM

Honorable Chair Brownsey, Commissioners and Staff,

I write to urge the Coastal Commission to uphold City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals) to require short-term rental hosts to be on site in single family vacation rentals. This proposal would help protect Malibu communities, prevent "party houses" and preserve housing. This proposal balances the interest of Malibu residents with affordable access to our beautiful coast for visitors of all income levels.

Not one of the Short-Term Rentals listed as of June 2022, hosted or unhosted, in Malibu are lower cost overnight accommodations. The average per room rate in Malibu is \$577 – before the imposition of cleaning and other charges - which is nowhere near affordable for visitors.

The decision of the Coastal Commission will have ramifications beyond Malibu. Coastal communities up and down California are watching this vote.

I urge the Commission to uphold Malibu's short-term rental proposal to protect neighborhoods, housing and access to the coast.

Eric Myer
info@ericmyer.com
5821 Foxview Drive
Malibu, California 90265

From: [Glen Steele](#)
To: [SouthCoast@Coastal](#); [Brownsey, Donne@Coastal](#); [Padilla, Stephen@Coastal](#); [Turnbull-Sanders, Effie@Coastal](#); [Aminzadeh, Sara@Coastal](#); [Hart, Caryl@Coastal](#); [Wilson, Mike@Coastal](#); [Rice, Katie@Coastal](#); [Escalante, Linda@Coastal](#); [Harmon, Meagan@Coastal](#); [Uranga, Roberto@Coastal](#); [Groom, Carole@Coastal](#); [Mann, Zahirah@Coastal](#); [Faustinos, Belinda@Coastal](#); [Luce, Shelley@Coastal](#); [Spencer, Amrita@Coastal](#); [Matt.O'Malley@coastal.ca.gov](#); [Maricela.Morales@coastal.gov](#); [Rafael.Mandelman@coastal.gov](#); [Rivas, Rick@Coastal](#); [Aguirre, Paloma@Coastal](#); [Gonzalez, Denise@Coastal](#)
Subject: City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short Term Rentals): Deny Staff Recommendation and Uphold Malibu's Short-Term Rental Regulations
Date: Wednesday, August 10, 2022 4:23:56 PM

Honorable Chair Brownsey, Commissioners and Staff,

I write to urge the Coastal Commission to uphold City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals) to require short-term rental hosts to be on site in single family vacation rentals. This proposal would help protect Malibu communities, prevent "party houses" and preserve housing. This proposal balances the interest of Malibu residents with affordable access to our beautiful coast for visitors of all income levels.

Not one of the Short-Term Rentals listed as of June 2022, hosted or unhosted, in Malibu are lower cost overnight accommodations. The average per room rate in Malibu is \$577 – before the imposition of cleaning and other charges - which is nowhere near affordable for visitors.

The decision of the Coastal Commission will have ramifications beyond Malibu. Coastal communities up and down California are watching this vote.

I urge the Commission to uphold Malibu's short-term rental proposal to protect neighborhoods, housing and access to the coast.

Glen Steele
familysteele22@gmail.com
6424 Sycamore Meadows Drive
Malibu, California 90265

From: [Heather Alfano](#)
To: [SouthCoast@Coastal](#); [Brownsey, Donne@Coastal](#); [Padilla, Stephen@Coastal](#); [Turnbull-Sanders, Effie@Coastal](#); [Aminzadeh, Sara@Coastal](#); [Hart, Caryl@Coastal](#); [Wilson, Mike@Coastal](#); [Rice, Katie@Coastal](#); [Escalante, Linda@Coastal](#); [Harmon, Meagan@Coastal](#); [Uranga, Roberto@Coastal](#); [Groom, Carole@Coastal](#); [Mann, Zahirah@Coastal](#); [Faustinos, Belinda@Coastal](#); [Luce, Shelley@Coastal](#); [Spencer, Amrita@Coastal](#); [Matt.O'Malley@coastal.ca.gov](#); [Maricela.Morales@coastal.gov](#); [Rafael.Mandelman@coastal.gov](#); [Rivas, Rick@Coastal](#); [Aguirre, Paloma@Coastal](#); [Gonzalez, Denise@Coastal](#)
Subject: City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short Term Rentals): Deny Staff Recommendation and Uphold Malibu's Short-Term Rental Regulations
Date: Wednesday, August 10, 2022 4:34:50 PM

Honorable Chair Brownsey, Commissioners and Staff,

I write to urge the Coastal Commission to uphold City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals) to require short-term rental hosts to be on site in single family vacation rentals. This proposal would help protect Malibu communities, prevent "party houses" and preserve housing. This proposal balances the interest of Malibu residents with affordable access to our beautiful coast for visitors of all income levels.

Not one of the Short-Term Rentals listed as of June 2022, hosted or unhosted, in Malibu are lower cost overnight accommodations. The average per room rate in Malibu is \$577 – before the imposition of cleaning and other charges - which is nowhere near affordable for visitors.

The decision of the Coastal Commission will have ramifications beyond Malibu. Coastal communities up and down California are watching this vote.

I urge the Commission to uphold Malibu's short-term rental proposal to protect neighborhoods, housing and access to the coast.

Heather Alfano
sporks.weld0d@icloud.com
6782 Dume Dr
Malibu, California 90265

From: [Julie Randall](#)
To: [SouthCoast@Coastal](#); [Brownsey, Donne@Coastal](#); [Padilla, Stephen@Coastal](#); [Turnbull-Sanders, Effie@Coastal](#); [Aminzadeh, Sara@Coastal](#); [Hart, Caryl@Coastal](#); [Wilson, Mike@Coastal](#); [Rice, Katie@Coastal](#); [Escalante, Linda@Coastal](#); [Harmon, Meagan@Coastal](#); [Uranga, Roberto@Coastal](#); [Groom, Carole@Coastal](#); [Mann, Zahirah@Coastal](#); [Faustinos, Belinda@Coastal](#); [Luce, Shelley@Coastal](#); [Spencer, Amrita@Coastal](#); [Matt.O'Malley@coastal.ca.gov](#); [Maricela.Morales@coastal.gov](#); [Rafael.Mandelman@coastal.gov](#); [Rivas, Rick@Coastal](#); [Aguirre, Paloma@Coastal](#); [Gonzalez, Denise@Coastal](#)
Subject: City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short Term Rentals): Deny Staff Recommendation and Uphold Malibu's Short-Term Rental Regulations
Date: Wednesday, August 10, 2022 5:49:30 PM

Honorable Chair Brownsey, Commissioners and Staff,

I write to urge the Coastal Commission to uphold City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals) to require short-term rental hosts to be on site in single family vacation rentals. This proposal would help protect Malibu communities, prevent "party houses" and preserve housing. This proposal balances the interest of Malibu residents with affordable access to our beautiful coast for visitors of all income levels.

Not one of the Short-Term Rentals listed as of June 2022, hosted or unhosted, in Malibu are lower cost overnight accommodations. The average per room rate in Malibu is \$577 – before the imposition of cleaning and other charges - which is nowhere near affordable for visitors.

The decision of the Coastal Commission will have ramifications beyond Malibu. Coastal communities up and down California are watching this vote.

I urge the Commission to uphold Malibu's short-term rental proposal to protect neighborhoods, housing and access to the coast.

Julie Randall
forjetzt@gmail.com
20852 Pac. Cst. Hwy.
Malibu, California 90265

From: [Lori Corbin](#)
To: [SouthCoast@Coastal](#); [Brownsey, Donne@Coastal](#); [Padilla, Stephen@Coastal](#); [Turnbull-Sanders, Effie@Coastal](#); [Aminzadeh, Sara@Coastal](#); [Hart, Caryl@Coastal](#); [Wilson, Mike@Coastal](#); [Rice, Katie@Coastal](#); [Escalante, Linda@Coastal](#); [Harmon, Meagan@Coastal](#); [Uranga, Roberto@Coastal](#); [Groom, Carole@Coastal](#); [Mann, Zahirah@Coastal](#); [Faustinos, Belinda@Coastal](#); [Luce, Shelley@Coastal](#); [Spencer, Amrita@Coastal](#); [Matt.O'Malley@coastal.ca.gov](#); [Maricela.Morales@coastal.gov](#); [Rafael.Mandelman@coastal.gov](#); [Rivas, Rick@Coastal](#); [Aguirre, Paloma@Coastal](#); [Gonzalez, Denise@Coastal](#)
Subject: City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short Term Rentals): Deny Staff Recommendation and Uphold Malibu's Short-Term Rental Regulations
Date: Wednesday, August 10, 2022 7:03:05 PM

Honorable Chair Brownsey, Commissioners and Staff,

I write to urge the Coastal Commission to uphold City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals) to require short-term rental hosts to be on site in single family vacation rentals. This proposal would help protect Malibu communities, prevent "party houses" and preserve housing. This proposal balances the interest of Malibu residents with affordable access to our beautiful coast for visitors of all income levels.

Not one of the Short-Term Rentals listed as of June 2022, hosted or unhosted, in Malibu are lower cost overnight accommodations. The average per room rate in Malibu is \$577 – before the imposition of cleaning and other charges - which is nowhere near affordable for visitors.

The decision of the Coastal Commission will have ramifications beyond Malibu. Coastal communities up and down California are watching this vote.

I urge the Commission to uphold Malibu's short-term rental proposal to protect neighborhoods, housing and access to the coast.

Lori Corbin
foodcoach4u@gmail.com
6140 Cavalleri Road
Malibu, California 90265

From: [Malgorzata Steele](#)
To: [SouthCoast@Coastal](#); [Brownsey, Donne@Coastal](#); [Padilla, Stephen@Coastal](#); [Turnbull-Sanders, Effie@Coastal](#); [Aminzadeh, Sara@Coastal](#); [Hart, Caryl@Coastal](#); [Wilson, Mike@Coastal](#); [Rice, Katie@Coastal](#); [Escalante, Linda@Coastal](#); [Harmon, Meagan@Coastal](#); [Uranga, Roberto@Coastal](#); [Groom, Carole@Coastal](#); [Mann, Zahirah@Coastal](#); [Faustinos, Belinda@Coastal](#); [Luce, Shelley@Coastal](#); [Spencer, Amrita@Coastal](#); [Matt.O'Malley@coastal.ca.gov](#); [Maricela.Morales@coastal.gov](#); [Rafael.Mandelman@coastal.gov](#); [Rivas, Rick@Coastal](#); [Aguirre, Paloma@Coastal](#); [Gonzalez, Denise@Coastal](#)
Subject: City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short Term Rentals): Deny Staff Recommendation and Uphold Malibu's Short-Term Rental Regulations
Date: Wednesday, August 10, 2022 4:09:01 PM

Honorable Chair Brownsey, Commissioners and Staff,

I write to urge the Coastal Commission to uphold City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals) to require short-term rental hosts to be on site in single family vacation rentals. This proposal would help protect Malibu communities, prevent "party houses" and preserve housing. This proposal balances the interest of Malibu residents with affordable access to our beautiful coast for visitors of all income levels.

Not one of the Short-Term Rentals listed as of June 2022, hosted or unhosted, in Malibu are lower cost overnight accommodations. The average per room rate in Malibu is \$577 – before the imposition of cleaning and other charges - which is nowhere near affordable for visitors.

The decision of the Coastal Commission will have ramifications beyond Malibu. Coastal communities up and down California are watching this vote.

I urge the Commission to uphold Malibu's short-term rental proposal to protect neighborhoods, housing and access to the coast.

Malgorzata Steele
genewfoods@gmail.com
6424 Sycamore Meadows Drive
Malibu, California 90265

From: [Paul Rothbard](#)
To: [SouthCoast@Coastal](#); [Brownsey, Donne@Coastal](#); [Padilla, Stephen@Coastal](#); [Turnbull-Sanders, Effie@Coastal](#); [Aminzadeh, Sara@Coastal](#); [Hart, Caryl@Coastal](#); [Wilson, Mike@Coastal](#); [Rice, Katie@Coastal](#); [Escalante, Linda@Coastal](#); [Harmon, Meagan@Coastal](#); [Uranga, Roberto@Coastal](#); [Groom, Carole@Coastal](#); [Mann, Zahirah@Coastal](#); [Faustinos, Belinda@Coastal](#); [Luce, Shelley@Coastal](#); [Spencer, Amrita@Coastal](#); [Matt.O'Malley@coastal.ca.gov](#); [Maricela.Morales@coastal.gov](#); [Rafael.Mandelman@coastal.gov](#); [Rivas, Rick@Coastal](#); [Aguirre, Paloma@Coastal](#); [Gonzalez, Denise@Coastal](#)
Subject: City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short Term Rentals): Deny Staff Recommendation and Uphold Malibu's Short-Term Rental Regulations
Date: Wednesday, August 10, 2022 1:52:33 PM

Honorable Chair Brownsey, Commissioners and Staff,

I write to urge the Coastal Commission to uphold City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals) to require short-term rental hosts to be on site in single family vacation rentals. This proposal would help protect Malibu communities, prevent "party houses" and preserve housing. This proposal balances the interest of Malibu residents with affordable access to our beautiful coast for visitors of all income levels.

Not one of the Short-Term Rentals listed as of June 2022, hosted or unhosted, in Malibu are lower cost overnight accommodations. The average per room rate in Malibu is \$577 – before the imposition of cleaning and other charges - which is nowhere near affordable for visitors.

The decision of the Coastal Commission will have ramifications beyond Malibu. Coastal communities up and down California are watching this vote.

I urge the Commission to uphold Malibu's short-term rental proposal to protect neighborhoods, housing and access to the coast.

Paul Rothbard
prothbard@hotmail.com
4727 Avenida Del Mar
Malibu, California 90265

From: [Roksi Czech](#)
To: [SouthCoast@Coastal](#); [Brownsey, Donne@Coastal](#); [Padilla, Stephen@Coastal](#); [Turnbull-Sanders, Effie@Coastal](#); [Aminzadeh, Sara@Coastal](#); [Hart, Caryl@Coastal](#); [Wilson, Mike@Coastal](#); [Rice, Katie@Coastal](#); [Escalante, Linda@Coastal](#); [Harmon, Meagan@Coastal](#); [Uranga, Roberto@Coastal](#); [Groom, Carole@Coastal](#); [Mann, Zahirah@Coastal](#); [Faustinos, Belinda@Coastal](#); [Luce, Shelley@Coastal](#); [Spencer, Amrita@Coastal](#); [Matt.O'Malley@coastal.ca.gov](#); [Maricela.Morales@coastal.gov](#); [Rafael.Mandelman@coastal.gov](#); [Rivas, Rick@Coastal](#); [Aguirre, Paloma@Coastal](#); [Gonzalez, Denise@Coastal](#)
Subject: City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short Term Rentals): Deny Staff Recommendation and Uphold Malibu's Short-Term Rental Regulations
Date: Wednesday, August 10, 2022 4:23:19 PM

Honorable Chair Brownsey, Commissioners and Staff,

I write to urge the Coastal Commission to uphold City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals) to require short-term rental hosts to be on site in single family vacation rentals. This proposal would help protect Malibu communities, prevent "party houses" and preserve housing. This proposal balances the interest of Malibu residents with affordable access to our beautiful coast for visitors of all income levels.

Not one of the Short-Term Rentals listed as of June 2022, hosted or unhosted, in Malibu are lower cost overnight accommodations. The average per room rate in Malibu is \$577 – before the imposition of cleaning and other charges - which is nowhere near affordable for visitors.

The decision of the Coastal Commission will have ramifications beyond Malibu. Coastal communities up and down California are watching this vote.

I urge the Commission to uphold Malibu's short-term rental proposal to protect neighborhoods, housing and access to the coast.

Roksi Czech
roksi@goshasorganics.com
6424 Sycamore Meadows Drive
Malibu, California 90265

From: SouthCentralCoast@Coastal
To: Gonzalez_Denise@Coastal
Cc: Gonzalez_Diana@Coastal
Subject: FW: Re: CCC Meeting on Malibu Short Term Ordinance. Pls submit my comments
Date: Wednesday, August 10, 2022 2:52:13 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

This was in the SCC email

From: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Sent: Tuesday, August 9, 2022 3:08 PM
To: SouthCentralCoast@Coastal <SouthCentralCoast@coastal.ca.gov>
Cc: Hammonds, Rebecca@Coastal <Rebecca.Hammonds@coastal.ca.gov>; Tomaier, Krysten@Coastal <krysten.tomaier@coastal.ca.gov>
Subject: FW: Re: CCC Meeting on Malibu Short Term Ordinance. Pls submit my comments

Hello,
I believe this maybe for your district since they are referring to Malibu .
Thanks



Management Service Technician
CALIFORNIA COASTAL COMMISSION
South Coast District Office
301 E. Ocean Blvd. Suite 300
Long Beach, CA 90802
(562) 590-5071



[If you need to submit an appeal or an emergency application, please email a supervisor and copy: SouthCoast@coastal.ca.gov.](mailto:SouthCoast@coastal.ca.gov)

From: Shelly Brin <shellbrin25@gmail.com>
Sent: Tuesday, August 9, 2022 2:57 PM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Subject: Fwd: Re: CCC Meeting on Malibu Short Term Ordinance. Pls submit my comments

COASTAL COMMISSION'S MEETING RE: MALIBU SHORT TERM RENTAL ORDINANCE

PLEASE READ OR CONSIDER MY COMMENTS DURING YOUR AUG 12 MEETING.

August 8, 2022

Honorable members of the commission ,

I am a resident and a host in the city of Malibu and extremely grateful that you have taken the position of protecting the public's right of access to this spectacular 21 mile stretch of coast line . Malibu is instantly recognizable by everyone worldwide . The mention of Malibu brings to mind images of breathtaking beaches & surfers, a truly nostalgic beach culture and a true American way of life in that it's safe to say Malibu beach is the most significant in California.

Laguna beach has 1400 hotel rooms , Law approved 465 STR permits and up to 20% of all units in non exclusively residential neighborhoods , Hotel rooms & STRs combined offer 1865 available overnight stays to the public. **Laguna has 10x more Hotel rooms than Malibu** , it has a smaller coast line and more accessible large public beaches and **it has been allowed 465 STRs .**

Malibu with only 130 hotel rooms would need to allow at least 1270 STRs in order to be close to the Laguna beach ratios. As of now there are only 220 or so STR permits in Malibu.

Malibu Coast line is much less populated and more suitable for allowing public the direct access and enjoyment to the beach than Laguna or mission bay. Homes PCH are on one of the noisiest highways so neighbors can hardly ever hear any neighbors over the traffic noise in front.

Please consider a similar approach for Malibu as the Laguna beach or San Diego's STR Laws ALLOWING at least 1% of the city's stock of all units to be allowed STR PLUS 30% of all homes ALONG PACIFIC COAST HIGHWAY OR AT LEAST THE BEACH SIDE OF IT WHERE THE PUBLIC GETS THE ABSOLUTE GREATEST ACCESS TO THE BEACH.

San Diego laws limits whole-home, short-term vacation rentals to 1% of the city's overall housing stock, except for in Mission Beach where 30% of homes can be rented.

This is the most important decision of the Coastal Commission and I pray and trust you will make the one to protect the public's right of access to Malibu beaches in particular when it comes to STR permits along the Pacific Coast highway which is as busy as noisy as it gets and NOT in the quiet residential neighborhoods .

Regards
S. Brin
310-779-2414

From: SouthCoast@Coastal
To: SouthCentralCoast@Coastal
Subject: FW: City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short Term Rentals): Deny Staff Recommendation and Uphold Malibu's Short-Term Rental Regulations
Date: Wednesday, August 10, 2022 3:00:51 PM

From: Tori Funk <info@sg.actionnetwork.org>
Sent: Wednesday, August 10, 2022 1:42 PM
To: SouthCoast@Coastal <SouthCoast@coastal.ca.gov>
Subject: City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short Term Rentals): Deny Staff Recommendation and Uphold Malibu's Short-Term Rental Regulations

South Coast,

I write to urge the Coastal Commission to uphold City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals) to require short-term rental hosts to be on site in single family vacation rentals. This proposal would help protect Malibu communities, prevent “party houses” and preserve housing. This proposal balances the interest of Malibu residents with affordable access to our beautiful coast for visitors of all income levels.

Not one of the Short-Term Rentals listed as of June 2022, hosted or unhosted, in Malibu are lower cost overnight accommodations. The average per room rate in Malibu is \$577 – before the imposition of cleaning and other charges - which is nowhere near affordable for visitors.

The decision of the Coastal Commission will have ramifications beyond Malibu. Coastal communities up and down California are watching this vote.

I urge the Commission to uphold Malibu's short-term rental proposal to protect neighborhoods, housing and access to the coast.

Tori Funk
torilfunk@gmail.com
1935 Hillhurst Ave
Los Angeles, California 90027

|

From: [Trevor Albert](#)
To: SouthCentralCoast@Coastal
Subject: Public Comment on August 2022 Agenda Item Friday 10a - City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals).
Date: Wednesday, August 10, 2022 5:19:00 PM

I am writing to encourage you to reject Malibu's current attempt to put unreasonable restrictions on short term rentals through their latest proposal.

My wife and i have been home owners in Malibu for more than 30 years and understand short term rentals can be problematic if there is no oversight. However Malibu initiated a series of requirements that are currently in effect and as I understand it seems to have eliminated more than 90% of neighbors complaints regarding guests being disruptive and disturbing the tranquility of the neighborhoods. So I'm not sure why the current folks opposing STR are so adamant if its no causing any demonstrable issue.

I am very much in favor of continuing to allow STR's as long as the current requirements are in place and owners continue to monitor guests to prevent problems and the STR are all registered with the city.

Thank you,
Trevor Albert

From: [Alex Gomez](#)
To: [SouthCoast@Coastal](#); [Brownsey, Donne@Coastal](#); [Padilla, Stephen@Coastal](#); [Turnbull-Sanders, Effie@Coastal](#); [Aminzadeh, Sara@Coastal](#); [Hart, Caryl@Coastal](#); [Wilson, Mike@Coastal](#); [Rice, Katie@Coastal](#); [Escalante, Linda@Coastal](#); [Harmon, Meagan@Coastal](#); [Uranga, Roberto@Coastal](#); [Groom, Carole@Coastal](#); [Mann, Zahirah@Coastal](#); [Faustinos, Belinda@Coastal](#); [Luce, Shelley@Coastal](#); [Spencer, Amrita@Coastal](#); [Matt.O'Malley@coastal.ca.gov](#); [Maricela.Morales@coastal.gov](#); [Rafael.Mandelman@coastal.gov](#); [Rivas, Rick@Coastal](#); [Aguirre, Paloma@Coastal](#); [Gonzalez, Denise@Coastal](#)
Subject: City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short Term Rentals): Deny Staff Recommendation and Uphold Malibu's Short-Term Rental Regulations
Date: Thursday, August 11, 2022 3:57:20 PM

Honorable Chair Brownsey, Commissioners and Staff,

I work in the hospitality industry.

We don't need more expensive, whole home rentals. I wish it were possible for working people to visit the coast and stay in mansions in Malibu, but that isn't realistic.

The Commission should support homesharing, which is generally more affordable and protects housing.

Please, uphold Malibu's law.

Yo trabajo en la industria de la hospitalidad.

No necesitamos más alquileres a corto plazo de casas enteras. Ojalá fuera posible que los trabajadores visitaran la costa y se quedaran en mansiones en Malibú, pero eso no es realista.

La Comisión debería apoyar el alquiler a corto plazo de viviendas compartidas, que generalmente es más asequible y protege las viviendas.

Por favor, mantenga la ley de Malibú.

Thank you & gracias,

Alex Gomez
alexgomez78@aol.com
4209 W 106TH ST
INGLEWOOD , California 90304

From: [Ann Northrop](#)
To: [SouthCoast@Coastal](#); [Brownsey, Donne@Coastal](#); [Padilla, Stephen@Coastal](#); [Turnbull-Sanders, Effie@Coastal](#); [Aminzadeh, Sara@Coastal](#); [Hart, Caryl@Coastal](#); [Wilson, Mike@Coastal](#); [Rice, Katie@Coastal](#); [Escalante, Linda@Coastal](#); [Harmon, Meagan@Coastal](#); [Uranga, Roberto@Coastal](#); [Groom, Carole@Coastal](#); [Mann, Zahirah@Coastal](#); [Faustinos, Belinda@Coastal](#); [Luce, Shelley@Coastal](#); [Spencer, Amrita@Coastal](#); [Matt.O'Malley@coastal.ca.gov](#); [Maricela.Morales@coastal.gov](#); [Rafael.Mandelman@coastal.gov](#); [Rivas, Rick@Coastal](#); [Aguirre, Paloma@Coastal](#); [Gonzalez, Denise@Coastal](#)
Subject: City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short Term Rentals): Deny Staff Recommendation and Uphold Malibu's Short-Term Rental Regulations
Date: Thursday, August 11, 2022 2:57:51 PM

Honorable Chair Brownsey, Commissioners and Staff,

I write to urge the Coastal Commission to uphold City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals) to require short-term rental hosts to be on site in single family vacation rentals. This proposal would help protect Malibu communities, prevent "party houses" and preserve housing. This proposal balances the interest of Malibu residents with affordable access to our beautiful coast for visitors of all income levels.

Not one of the Short-Term Rentals listed as of June 2022, hosted or unhosted, in Malibu are lower cost overnight accommodations. The average per room rate in Malibu is \$577 – before the imposition of cleaning and other charges - which is nowhere near affordable for visitors.

The decision of the Coastal Commission will have ramifications beyond Malibu. Coastal communities up and down California are watching this vote.

I urge the Commission to uphold Malibu's short-term rental proposal to protect neighborhoods, housing and access to the coast.

Ann Northrop
anninthecityla@gmail.com
152 San Vicente Blvd, Apt 12
Santa Monica, California 90402

From: [DAVID TRUJILLO](#)
To: [SouthCoast@Coastal](#); [Brownsey, Donne@Coastal](#); [Padilla, Stephen@Coastal](#); [Turnbull-Sanders, Effie@Coastal](#); [Aminzadeh, Sara@Coastal](#); [Hart, Caryl@Coastal](#); [Wilson, Mike@Coastal](#); [Rice, Katie@Coastal](#); [Escalante, Linda@Coastal](#); [Harmon, Meagan@Coastal](#); [Uranga, Roberto@Coastal](#); [Groom, Carole@Coastal](#); [Mann, Zahirah@Coastal](#); [Faustinos, Belinda@Coastal](#); [Luce, Shelley@Coastal](#); [Spencer, Amrita@Coastal](#); [Matt.O'Malley@coastal.ca.gov](#); [Maricela.Morales@coastal.gov](#); [Rafael.Mandelman@coastal.gov](#); [Rivas, Rick@Coastal](#); [Aguirre, Paloma@Coastal](#); [Gonzalez, Denise@Coastal](#)
Subject: City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short Term Rentals): Deny Staff Recommendation and Uphold Malibu's Short-Term Rental Regulations
Date: Thursday, August 11, 2022 3:56:36 PM

Honorable Chair Brownsey, Commissioners and Staff,

I work in the hospitality industry.

We don't need more expensive, whole home rentals. I wish it were possible for working people to visit the coast and stay in mansions in Malibu, but that isn't realistic.

The Commission should support homesharing, which is generally more affordable and protects housing.

Please, uphold Malibu's law.

Yo trabajo en la industria de la hospitalidad.

No necesitamos más alquileres a corto plazo de casas enteras. Ojalá fuera posible que los trabajadores visitaran la costa y se quedaran en mansiones en Malibú, pero eso no es realista.

La Comisión debería apoyar el alquiler a corto plazo de viviendas compartidas, que generalmente es más asequible y protege las viviendas.

Por favor, mantega la ley de Malibú.

Thank you & gracias,

DAVID TRUJILLO
davidtrujillo9621@yahoo.com
2411 South Centinela Avenue, apt 110
Santa Monica, California 90405

From: [Michele Lamarche](#)
To: [SouthCoast@Coastal](#); [Brownsey, Donne@Coastal](#); [Padilla, Stephen@Coastal](#); [Turnbull-Sanders, Effie@Coastal](#); [Aminzadeh, Sara@Coastal](#); [Hart, Caryl@Coastal](#); [Wilson, Mike@Coastal](#); [Rice, Katie@Coastal](#); [Escalante, Linda@Coastal](#); [Harmon, Meagan@Coastal](#); [Uranga, Roberto@Coastal](#); [Groom, Carole@Coastal](#); [Mann, Zahirah@Coastal](#); [Faustinos, Belinda@Coastal](#); [Luce, Shelley@Coastal](#); [Spencer, Amrita@Coastal](#); [Matt.O'Malley@coastal.ca.gov](#); [Maricela.Morales@coastal.gov](#); [Rafael.Mandelman@coastal.gov](#); [Rivas, Rick@Coastal](#); [Aguirre, Paloma@Coastal](#); [Gonzalez, Denise@Coastal](#)
Subject: City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short Term Rentals): Deny Staff Recommendation and Uphold Malibu's Short-Term Rental Regulations
Date: Thursday, August 11, 2022 4:11:58 PM

Honorable Chair Brownsey, Commissioners and Staff,

I write to urge the Coastal Commission to uphold City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals) to require short-term rental hosts to be on site in single family vacation rentals. This proposal would help protect Malibu communities, prevent "party houses" and preserve housing. This proposal balances the interest of Malibu residents with affordable access to our beautiful coast for visitors of all income levels.

Not one of the Short-Term Rentals listed as of June 2022, hosted or unhosted, in Malibu are lower cost overnight accommodations. The average per room rate in Malibu is \$577 – before the imposition of cleaning and other charges - which is nowhere near affordable for visitors.

The decision of the Coastal Commission will have ramifications beyond Malibu. Coastal communities up and down California are watching this vote.

I urge the Commission to uphold Malibu's short-term rental proposal to protect neighborhoods, housing and access to the coast.

Michele Lamarche
michamichee11@yahoo.com
627 Grant St
Santa Monica, California 90405

From: [Simone Boudriot](#)
To: [SouthCoast@Coastal](#); [Brownsey, Donne@Coastal](#); [Padilla, Stephen@Coastal](#); [Turnbull-Sanders, Effie@Coastal](#); [Aminzadeh, Sara@Coastal](#); [Hart, Caryl@Coastal](#); [Wilson, Mike@Coastal](#); [Rice, Katie@Coastal](#); [Escalante, Linda@Coastal](#); [Harmon, Meagan@Coastal](#); [Uranga, Roberto@Coastal](#); [Groom, Carole@Coastal](#); [Mann, Zahirah@Coastal](#); [Faustinos, Belinda@Coastal](#); [Luce, Shelley@Coastal](#); [Spencer, Amrita@Coastal](#); [Matt.O'Malley@coastal.ca.gov](#); [Maricela.Morales@coastal.gov](#); [Rafael.Mandelman@coastal.gov](#); [Rivas, Rick@Coastal](#); [Aguirre, Paloma@Coastal](#); [Gonzalez, Denise@Coastal](#)
Subject: City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short Term Rentals): Deny Staff Recommendation and Uphold Malibu's Short-Term Rental Regulations
Date: Thursday, August 11, 2022 4:29:10 PM

Honorable Chair Brownsey, Commissioners and Staff,

I work in the hospitality industry.

We don't need more expensive, whole home rentals. I wish it were possible for working people to visit the coast and stay in mansions in Malibu, but that isn't realistic.

The Commission should support homesharing, which is generally more affordable and protects housing.

Please, uphold Malibu's law.

Yo trabajo en la industria de la hospitalidad.

No necesitamos más alquileres a corto plazo de casas enteras. Ojalá fuera posible que los trabajadores visitaran la costa y se quedaran en mansiones en Malibú, pero eso no es realista.

La Comisión debería apoyar el alquiler a corto plazo de viviendas compartidas, que generalmente es más asequible y protege las viviendas.

Por favor, mantenga la ley de Malibú.

Thank you & gracias,

Simone Boudriot
msboudriot@hotmail.com
9925 Alene Dr.
Tujunga, California 91042

From: [Brandy Creamer](#)
To: [SouthCoast@Coastal](#); [Brownsey, Donne@Coastal](#); [Padilla, Stephen@Coastal](#); [Turnbull-Sanders, Effie@Coastal](#); [Aminzadeh, Sara@Coastal](#); [Hart, Caryl@Coastal](#); [Wilson, Mike@Coastal](#); [Rice, Katie@Coastal](#); [Escalante, Linda@Coastal](#); [Harmon, Meagan@Coastal](#); [Uranga, Roberto@Coastal](#); [Groom, Carole@Coastal](#); [Mann, Zahirah@Coastal](#); [Faustinos, Belinda@Coastal](#); [Luce, Shelley@Coastal](#); [Spencer, Amrita@Coastal](#); [Matt.O'Malley@coastal.ca.gov](#); [Maricela.Morales@coastal.gov](#); [Rafael.Mandelman@coastal.gov](#); [Rivas, Rick@Coastal](#); [Aguirre, Paloma@Coastal](#); [Gonzalez, Denise@Coastal](#)
Subject: City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short Term Rentals): Deny Staff Recommendation and Uphold Malibu's Short-Term Rental Regulations
Date: Thursday, August 11, 2022 2:41:26 PM

Honorable Chair Brownsey, Commissioners and Staff,

I write to urge the Coastal Commission to uphold City of Malibu LCP Amendment No. LCP-4-MAL-20-0083-2 (Short-term Rentals) to require short-term rental hosts to be on site in single family vacation rentals. This proposal would help protect Malibu communities, prevent "party houses" and preserve housing. This proposal balances the interest of Malibu residents with affordable access to our beautiful coast for visitors of all income levels.

Not one of the Short-Term Rentals listed as of June 2022, hosted or unhosted, in Malibu are lower cost overnight accommodations. The average per room rate in Malibu is \$577 – before the imposition of cleaning and other charges - which is nowhere near affordable for visitors.

The decision of the Coastal Commission will have ramifications beyond Malibu. Coastal communities up and down California are watching this vote.

I urge the Commission to uphold Malibu's short-term rental proposal to protect neighborhoods, housing and access to the coast.

Brandy Creamer
brandyhyman@mac.com
633 Ocean Ave. # 25
Santa Monica, California 90402