

CALIFORNIA COASTAL COMMISSION

SOUTH COAST DISTRICT OFFICE
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Th14a

LCP-5-NPB-23-0020-2

(FRACTIONAL OWNERSHIP & TIME SHARE)

AUGUST 10, 2023

EX PARTE FORMS

EX PARTE COMMUNICATION DISCLOSURE FORM

Filed by Commissioner: Dayna Bochco Th 11c +

1) Name or description of project: Fractional Ownership 149

2) Date and time of receipt of communication: 8/3/23

3) Location of communication: Zoom

(If not in person, include the means of communication, e.g., telephone, e-mail, etc.)

4) Identity of person(s) initiating communication: Susan McCabe
D.J. Moore

5) Identity of person(s) on whose behalf communication was made: Pacaso

6) Identity of persons(s) receiving communication: Bochco

7) Identity of all person(s) present during the communication: McCabe, Moore, Bochco

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

8/3/23
Date

[Signature]
Signature of Commissioner

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

We discussed Pacaso's desire to have more time, information and analysis of the effect banning fractional ownership would have on housing supply and affordability. Much like the STR situation, not much real analysis of facts has gone into these decisions about FO.

There are only 88 homes in Pacaso's portfolio across the state, and only 1 in Carmel. Carmel has a high percentage of homes that are second homes and empty the majority of the year. Isn't it better to have them occupied more frequently which is what fractional ownership allows.

They would like the commission to have a full workshop on housing, fractional ownership would be a very small part, but it, like our Wind Energy seminar, could shed a lot of light on what the problems are and what the appropriate remedy might be.

They also were concerned that the two staff reports, which they feel are the exact same situation, are using different methods for approving the amendments.

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