

From: John Thompson [mailto:jthompson@WestinLB.com]

Sent: Tuesday, March 8, 2022 12:03 PM

To: Mayor <Mayor@longbeach.gov>; Council District 1 <District1@longbeach.gov>; Council District 2 <District2@longbeach.gov>; Council District 3 <District3@longbeach.gov>; Council District 4 <District4@longbeach.gov>; Council District 5 <District5@longbeach.gov>; Council District 6 <District6@longbeach.gov>; Council District 7 <District7@longbeach.gov>; Council District 8 <District8@longbeach.gov>; Council District 9 <District9@longbeach.gov>; Mary Zendejas <Mary.Zendejas@longbeach.gov>; Cindy Allen <Cindy.Allen@longbeach.gov>; Suzie Price <Suzie.Price@longbeach.gov>; Suely Saro <Suely.Saro@longbeach.gov>; Roberto Uranga <Roberto.Uranga@longbeach.gov>; Al Austin <Al.Austin@longbeach.gov>; Rex Richardson <Rex.Richardson@longbeach.gov>; Stacy Mungo <Stacy.Mungo@longbeach.gov>; Daryl Supernaw <Daryl.Supernaw@longbeach.gov>; Eric Romero <Eric.Romero@longbeach.gov>; City Manager <CityManager@longbeach.gov>; Tom Modica <Tom.Modica@longbeach.gov>; CityClerk <CityClerk@longbeach.gov>

Subject: Westin Long Beach position on Coastal Commission Modifications to Long Beach Ordinance No. ORD-20-0024 on Short-Term Rentals

-EXTERNAL-

March 8, 2022

Long Beach City Council

RE: Reject Coastal Commission Modifications to Long Beach Ordinance No. ORD-20-0024 on Short-Term Rentals

I am writing today to urge the Long Beach City Council to protect housing and preserve visitor accommodations by rejecting the Coastal Commission's modification to the cap on STRs and by adopting an additional provision to limit STRs to the primary residence of hosts, as has been done in the City of Los Angeles. **Regardless of the number of STRs designated for the coastal zone, the overall cap of 800 city-wide STRs should remain in place.**

The California Coastal Commission proposed changes to Long Beach's short-term rental (STR) Ordinance would allow the conversion of more homes and apartments into party houses and unregulated hotels. The Commission's changes undermine the City's ordinance that was designed to protect housing by imposing a cap on the total number of STRs allowed. California is facing a housing crisis as rents skyrocket and the lack of affordable units drive residents out of cities and the state. Long Beach has been particularly hard hit now that it is one of the 5 most unaffordable cities for homeowners in the United States beating out San Francisco for the number 5 spot.^[1] The lack of housing drives up the prices and rents, and short-term rentals worsen the housing crisis.

In addition, short-term rentals have not proved that they increase coastal access nor that they are necessarily lower-cost accommodation in the Coastal Zone. Short-term rentals just create more luxury options for the richest travelers. In fact, STRs are often marketed as luxury hotel rooms and have room rates comparable to high-end hotels, especially when fees are included.

^[1] <https://www.sfchronicle.com/bayarea/article/S-F-falls-off-list-of-Top-5-most-unaffordable-16686718.php>

Long Beach is increasingly becoming unaffordable for residents and for visitors who want to enjoy the coastline. We urge the City Council to protect housing and preserve visitor accommodations by rejecting the Coastal Commission's modification to the cap on STRS and by adopting an additional provision to limit STRs to the primary residence of hosts, as has been done in the City of Los Angeles.

Thank you,

John Thompson

Area Managing Director

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