

## Switzer, Donna

---

**From:** Allison Arvizu <allisonarvizu@yahoo.com>  
**Sent:** Sunday, November 15, 2020 4:08 PM  
**To:** supplementalcomm@surfcity-hb.org  
**Subject:** Short term rentals

> I am against Short Term Rentals. In our neighborhood, residential zoned area, we have had AirBnb rentals. Even though they have been illegal in Huntington Beach, unless some neighbor is willing to file with the Code Enforcement Department, they go unnoticed. Who can possibly monitor and regulate this. No one. Last year a meeting was held and a survey was to be mailed out. Most residents were not aware of this meeting. I called to ask if I could participate and I was told No, that they had enough people. I asked how the selection was made and was told it was random. I asked if I could observe, the person said no.

> Now that the city has figured this is financially beneficial (someone is) you want to pass and approve Short Term Rentals.

> Residential zoning is for families in homes; not for profit areas.

> The unknown people come into your neighborhood. The amount of cars that park in front of our houses and the noise and trash created by people staying for short periods are not safe nor beneficial to us, the neighbors.

> Not Passing this gives more business and revenue to our local hotels/motels (and city) which are in areas zoned for businesses.

> I ask that you Vote No against short term rentals.

Allison Arvizu and Michelle Arvizu  
19841 Estuary Lane  
Huntington Beach, Ca  
92646

### SUPPLEMENTAL COMMUNICATION

Meeting Date: 11/16/2020

Agenda Item No.: 18(20-1978)

**Switzer, Donna**

---

**From:** dad2st@aol.com  
**Sent:** Saturday, November 14, 2020 2:53 AM  
**To:** supplementalcomm@surfcity-hb.org  
**Subject:** Short term rentals

I urge all on the city council to vote NO on legalizing short term rentals.

Chuck Burns  
Huntington Beach CA 92649  
714 369-7384

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/16/2020

Agenda Item No.: 18 (20-1978)

**Switzer, Donna**

---

**From:** Todd Fox <toddgfox@gmail.com>  
**Sent:** Sunday, November 15, 2020 6:23 PM  
**To:** supplementalcomm@surfcity-hb.org  
**Subject:** Fwd: AirBnB in Huntington Beach

> I am a homeowner in Huntington Beach.

>

> I approve of the idea of allowing homeowners to rent out their residences for short term durations using sites like AirBnb and VRBO.

>

>

> Todd Fox

> 6832 Lafayette Dr

> Huntington Beach, CA. 92647

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/16/2020

Agenda Item No.: 18 (20-1978)

**Switzer, Donna**

---

**From:** 5691leslie <fqssrz@gmail.com>  
**Sent:** Friday, November 13, 2020 4:49 PM  
**To:** supplementalcomm@surfcity-hb.org  
**Subject:** Huntington Beach short term rental

Hello there,

I'm a home owner at Huntington Beach. I have tried short term rental before. But the residents told me it is against the city rule. So I had to leave that income out. Owning a home near the beach in Southern California is quite expensive. I've borrowed money from friends to keep up with the maintenance and lack of rent. Now I moved and rented it out long term. I think my tenants will be leaving soon. I hope short term rental will be allowed again so I can also enjoy the home from time to time.

Thanks,  
Karen

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/10/2020

Agenda Item No.: 18/20-1978



**Switzer, Donna**

---

**From:** Melinda Koppel <scottk112@aol.com>  
**Sent:** Sunday, November 15, 2020 3:47 PM  
**To:** supplementalcomm@surfcity-hb.org  
**Subject:** Short term rentals

I am against numerous short term rentals in HB! The ordinance states that 3 out of 4 units could be designated for short term rentals. That is way too many!

H. B. Resident

Sent from my iPhone

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/16/2020

Agenda Item No.: 18/20-1978

**Switzer, Donna**

---

**From:** ALAN KORNICKS <akornicks@aol.com>  
**Sent:** Monday, November 16, 2020 11:32 AM  
**To:** supplementalcomm@surfcity-hb.org  
**Subject:** Vacation Rentals

As a downtown resident, I would like to voice my opinion that I am against changing the vacation rental regulations which are to be discussed at tonight's meeting for the following reasons:

- Downtown parking is already hard to find for local residents, with homes already renting rooms out, families with multi vehicles, as well as the number of vehicles that apartment dwellers have.
- Vacation rentals are already allowed, and at times there are multiple vehicles in attendance.

In closing, I once again urge the Council to leave the existing regulations in place and to start enforcing them.

Sincerely,  
Alan Kornicks  
407 19th Street

Sent from my iPhone

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/16/2020

Agenda Item No.: 18 (20-1978)

**Switzer, Donna**

---

**From:** Kathryn Levassiur <levassiurk@gmail.com>  
**Sent:** Saturday, November 14, 2020 7:40 PM  
**To:** supplementalcomm@surfcity-hb.org  
**Subject:** Support of Agenda Item 18 Short-Term Rentals

Dear Mayor Semeta and Council Members,

I am a 21-year resident of Huntington Beach and founder of Huntington Beach Short-Term Rental Alliance, but these comments are my own. This reasonable ordinance that is up for vote Monday night is all thanks to City Staff, Lisa Wise Consulting and to each of you for the unanimous consensus to move STR regulations forward to this point. Thank you.

My husband Al and I plan to travel extensively in the coming years. While we travel, we would like to be able to short-term rent our home; with the help of an experienced property management company, technology such as NoiseAware and PartySquasher, notify our neighbors of our plans and provide them with current contact information and make our guests aware, with strict enforcement of rules, that they must be good neighbors while the "live like locals" in our home. We'll make it abundantly clear to our guest that they must follow rules for parking, trash pickup and street cleaning schedules. We will also promote local neighborhood businesses for them to dine and to shop and also promote BID businesses.

Cities like Pasadena and Long Beach have allowed residents to rent their homes on a short-term basis for up to one day less than half of the year. Would that be something that council would consider? The option for residents to rent out their primary homes for part of the year would generate more revenue for the city, allow residents to supplement their incomes and allow out of town families to spend a few precious days in our paradise that is, Huntington Beach.

Thank you for your time today to read my comments.

Sincerely,  
Kathryn Levassiur  
Cell: (714)343-7931

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/16/2020

Agenda Item No.: 18 (20-1978)

**Switzer, Donna**

---

**From:** Kathryn Levassiur <levassiurk@gmail.com>  
**Sent:** Monday, November 16, 2020 7:46 AM  
**To:** supplementalcomm@surfcity-hb.org  
**Subject:** HBSTRA Public Comment for Agenda Item #18 STRs

Dear City Clerk Estanislau,

I will be submitting anonymous public comments received through <https://www.hbstra.org/share-your-story>:

What group should we submit your comments under?: Host - I share my home with guests visiting Huntington Beach  
Your Letter / Comments: A few years ago I started to supplement my income by sharing my home with some people from other countries that were visiting our area. The income created by that decision had allowed me to do some repairs and improvements that were necessary and that before I could not afford to do.

I am in total support for the approval of the proposed STR ordinance#4224. The city of Huntington Beach, the merchants of the city, and many property owners like me, will benefit



Sincerely,

Kathryn Levassiur  
Huntington Beach Short-Term Rental Alliance  
5231 Meadowlark Dr, Huntington Beach, CA 92649-2639  
Cell: 714.343.7931  
Email: [info@hbstra.org](mailto:info@hbstra.org) | Website: <https://www.hbstra.org/>

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/16/2020

Agenda Item No.: 18/20-1978)



**Switzer, Donna**

---

**From:** Kathryn Levassiur <levassiurk@gmail.com>  
**Sent:** Monday, November 16, 2020 7:49 AM  
**To:** supplementalcomm@surfcity-hb.org  
**Subject:** HBSTRA Public Comment for Agenda Item #18 STRs

Dear City Clerk Estanislau,

I will be submitting anonymous public comments received through <https://www.hbstra.org/share-your-story>:

Hundreds of thousands of dollars can be made in a short period of time by allowing STR and collecting taxes and adding patrons to restaurants and stores. This would be the quickest and most Efficient way to make revenue. I have seen this in Manhattan Beach which now allows STR. I have advocated before to have inspectors check home for quality control and install sound monitors. Many ways this can be effective, and the council members against it, need to wake up and realize this is their answer. NOT all cities can do this across the United States, the beach is a magnet for travelers, TAKE ADVANTAGE OF THIS..!



Sincerely,

Kathryn Levassiur  
Huntington Beach Short-Term Rental Alliance  
Cell: 714.343.7931  
Email: [info@hbstra.org](mailto:info@hbstra.org) | Website: <https://www.hbstra.org/>

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/16/2020

Agenda Item No.: 18/20-1978)

**Switzer, Donna**

---

**From:** Kathryn Levassiur <levassiurk@gmail.com>  
**Sent:** Monday, November 16, 2020 7:54 AM  
**To:** supplementalcomm@surfcity-hb.org  
**Subject:** HBSTRA Public Comment for Agenda Item #18 STRs

Dear City Clerk Estanislau,

I will be submitting anonymous public comments received through <https://www.hbstra.org/share-your-story>:

What group should we submit your comments under?: Guest - I stayed with a host or in a short term rental  
Your Letter / Comments: Huntington beach city is one of the beautiful and comfy cities in orange County. Based on this fact. I believe that everyone should get the opportunity to enjoy it. With STR in place, this opportunity chance increases. specially with corona virus situation a lot of families don't trust hotels as they used to. Renting a house or a room has become more convenient and affordable than a hotel room.

Also, with STR my option of location is increasing verses with hotels they are limited .

I strongly believe that it's very important to allow STR in beach cities since its lately the most safe place for people to hang out.

Thank you,



Sincerely,

Kathryn Levassiur  
Huntington Beach Short-Term Rental Alliance  
Cell: 714.343.7931  
Email: [info@hbstra.org](mailto:info@hbstra.org) | Website: <https://www.hbstra.org/>

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/16/2020

Agenda Item No.: 18(20-1978)



**Switzer, Donna**

---

**From:** Kathryn Levassiur <levassiur@gmail.com>  
**Sent:** Monday, November 16, 2020 10:03 AM  
**To:** supplementalcomm@surfcity-hb.org  
**Subject:** HBSTRA Public Comment for Agenda Item #18 STRs

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/16/2020

Dear City Clerk Estanislau,

Agenda Item No.: 18/20-1978

I will be submitting anonymous public comments received through  
<https://www.hbstra.org/share-your-story>:

Councilmembers, This note comes from the heart and more than a 50 year family relationship with HB. My wife and her twin brother, who has lived in HB since they were 15 (their younger sister is a well known surf photographer), all graduated from HB High and we daresay have a much different and more lengthy relationship with HB than many of those who want to ban STRs, a staple option bringing families to HB for years. We bought our home after the family matriarch, a true original in HB, passed away and the family home was no longer available to our extended family. Ours is now the family beach house and folks are complaining when our friends and family groups use the home in completely reasonable ways. We would, of course, want to be able to share our home with families looking to travel to HB on vacation. It would not surprise us if some councilmembers may have availed yourselves of the benefits of STRs in your travels.

We applaud the council for looking into reasonable regulation of STR's but believe the proposed ordinance is lacking in a number of particulars— for the City, responsible property owners and families seeking to enjoy the benefits on Huntington Beach. Continuing a ban on vacation rentals of non hosted home sharing is a step too far. History has shown that overregulating-in this case banning-a reasonable use of property-virtually always has negative consequences-the negative impacts of rent control comes to mind. The basic principle of property rights must always be respected. Now that doesn't mean unfettered use of property—we have planning, zoning, health and safety and other reasonable regulations-that allow for uses but regulate, not ban, when those behaviors might have negative community impacts.

There are also community benefits that flow from HB being a welcoming community for families that come from all over the country to enjoy its beaches, merchants and ambience for whom a home is the most preferable lodging option. In fact CDC has released guidance that recognizes the superior safety of vacation homes as a travel option during the pandemic. We would also submit that the estimated economic benefits of STR's is vastly understated-both in revenue from TOT's and the benefits to restaurants and other merchants from vacationers far more frequently using those services during their weekly stays than a long term renter. Banning non hosted STR's will put HB at an extreme competitive disadvantage to other coastal communities that are taking a more balanced approach. Owning property in a resort community, especially near the beach and downtown, brings with it different expectations than a single family detached neighborhood. We already have a mixture of multifamily, single family and commercial mixed in to the community. There are templates from other communities, that do not ban but reasonably regulate otherwise accepted and reasonable uses of property, that are working.

We would urge the council to proceed with its ordinance on hosted home sharing, with a few tweaks including some that protect the privacy and safety of property owners, but also add reasonable regulations permitting non hosted rentals. Owners who act irresponsibly should be



warned, cited, and if such behavior continues, prevented from conducting STRs. Such an approach would not only be better policy provide more economic benefit t the City but also be much more efficient to enforce than continuation of a total ban. We would be happy to work with the staff and Council on a balanced and effective STR regulation. We appreciate the opportunity to share our views



Sincerely,

**Kathryn Levassiur**

**Huntington Beach Short-Term Rental Alliance**

Cell: 714.343.7931

Email: [info@hbstra.org](mailto:info@hbstra.org) | Website: <https://www.hbstra.org/>

**Switzer, Donna**

---

**From:** Kathryn Levassiur <levassiurk@gmail.com>  
**Sent:** Monday, November 16, 2020 11:03 AM  
**To:** supplementalcomm@surfcity-hb.org  
**Subject:** HBSTRA Public Comment for Agenda Item #18 STRs

Dear City Clerk Estanislau,

I will be submitting anonymous public comments received through  
<https://www.hbstra.org/share-your-story>:

What group should we submit your comments under?: Host - I share my home with guests visiting Huntington Beach  
Your Letter / Comments: I live in my home full time and, after the 2008 financial crisis, lost my job. I've never recovered financially. A few years ago I started hosting guests in my home and it has been the most loving, friends-are-family, wonderful experience!

I make my guests breakfast every morning and Monday nights are family dinner nights. We share meals, but most importantly, we share our lives.

I've opened my home to an abused woman fleeing a difficult situation (while pregnant), two German lads and one French, on 6 month work assignments, many sets of grandparents coming from around the world to visit grandchildren, as well as dozens of others with their own special stories.

My AirBnB allows the world to be a smaller place. A more loving and inclusive place. No one cares about religion, color, politics, gender identities, or any of the other issues that divide people.

And once people leave my home, a connection continues. Manar, from Egypt, refers to me as mom2, and we FaceTime often. Steffen from Germany invited me to his wedding. I made a baby quilt for Max and Marlène from France.. I went to Germany specifically to reunite with Markus and his new wife.

My Airbnb has become an avocation rather than a vocation. It's my avenue for helping make the world a more loving, accepting place.



Sincerely,

Kathryn Levassiur  
Huntington Beach Short-Term Rental Alliance  
Cell: 714.343.7931  
Email: [info@hbstra.org](mailto:info@hbstra.org) | Website: <https://www.hbstra.org/>

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/16/2020

Agenda Item No.: 18(20-1978)

**Switzer, Donna**

---

**From:** Kathryn Levassiur <levassiurk@gmail.com>  
**Sent:** Monday, November 16, 2020 11:18 AM  
**To:** supplementalcomm@surfcity-hb.org  
**Subject:** HBSTRA Public Comment for Agenda Item #18 STRs

Dear City Clerk Estanislau,

I will be submitting anonymous public comments received through  
<https://www.hbstra.org/share-your-story>:

I support Agenda item 18 and allow whole home rentals in HB.  
This would be a win win for the City, tourism and whole home operators.



Sincerely,

Kathryn Levassiur  
Huntington Beach Short-Term Rental Alliance  
Cell: 714.343.7931  
Email: [info@hbstra.org](mailto:info@hbstra.org) | Website: <https://www.hbstra.org/>

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/16/2020

Agenda Item No.: 18/20-1978)

**Switzer, Donna**

---

**From:** Kathryn Levassiur <levassiurk@gmail.com>  
**Sent:** Monday, November 16, 2020 11:48 AM  
**To:** supplementalcomm@surfcity-hb.org  
**Subject:** HBSTRA Public Comment for Agenda Item #18 STRs

Dear City Clerk Estanislau,

I will be submitting anonymous public comments received through <https://www.hbstra.org/share-your-story>:

What group should we submit your comments under?: Host - I share my home with guests visiting Huntington Beach  
Your Letter / Comments: I'm a host in the City of Long Beach. I support the efforts of Huntington Beach City Council, Huntington Beach Short-Term Rental Stakeholders and HBSTRA in support of agenda item #18. Long Beach will be voting on whole rentals here tomorrow night. We encourage unhosted and hosted short term rentals in Long Beach AND Huntington Beach.

Would you like to attend member meetings and assist with our lobbying efforts?: Yes! Please contact me about member meetings and how I can participate.



Sincerely,

Kathryn Levassiur  
Huntington Beach Short-Term Rental Alliance  
Cell: 714.343.7931  
Email: [info@hbstra.org](mailto:info@hbstra.org) | Website: <https://www.hbstra.org/>

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/16/2020

Agenda Item No.: 18/20-1978



**Switzer, Donna**

---

**From:** Kathryn Levassiur <levassiur@gmail.com>  
**Sent:** Monday, November 16, 2020 12:49 PM  
**To:** supplementalcomm@surfcity-hb.org  
**Subject:** HBSTRA Public Comment for Agenda Item #18 STRs

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/16/2020

Dear City Clerk Estanislau,

Agenda Item No.: 18 (20-1978)

I will be submitting anonymous public comments received through  
<https://www.hbstra.org/share-your-story>:

I have been a resident of Huntington Beach for 42 years. I have 15+ years experience as a local landlord and some experience with short-term rentals. I believe the current policy on STR rentals are not effective in resolving perceived issues with STR, and I would like to see the policy updated for a few reasons:

- \* Encourage tourism
- \* Provide supplemental income to local residents
- \* Collect millions in Transient Occupancy Tax
- \* Enhance the City's ability to effectively manage potential nuisance issues

**SHORT-TERM RENTALS ARE ALREADY PART OF OUR COMMUNITY**

- \* The modern way people travel and the choices people make have outpaced the City's policy on rentals. STR have existed in HB since the 1950s.
- \* The current policy on STR do not work and do not address the concerns residences have.

**NUISANCE HOMES ARE A CONCERN**

- \* Nuisance homes are a problem, and no one wants to live near one. They exist in all types of homes - owner-occupied, longterm renters, and short term renters. There is no data that shows this is a legitimate issue with short term rentals. I will hypothesize that they are more prevalent in long-term rentals than STR because STR are more actively managed.

**MAINTAINING THE LOOK AND FEEL OF NEIGHBORHOODS**

- \* Owners and hosts have the same incentives as other residents in maintaining a nice neighborhood and pleasant living environment.

**ENCOURAGE TOURISM:**

- \* Encourage tourism
- \* Visitors contribute greatly to the local economy. Drives tourism dollars to the local community
- \* Visitors will stay outside of H.B. if they don't have lower-cost option
- \* STR hosts become ambassadors for HB
- \* California Coastal Commission (CCC) went on record in support of sensible short-term vacation rental policies, convinced that home sharing provides a more affordable way for many travelers, including groups and families, to visit expensive beach communities.
- \* This has limited impact on the hotel industry.

- \* Hotels and STR can co-exist. People chose the type of stay based on what type of visit they're looking for. STR should collected TOT just like hotels. Hotel cost structure is different than a

small residential home. STR cannot be directly compared to hotels due to the different zoning and business licensing requirements. STR are residential, and need to be regulated like a long-term rental (ADA rules apply).



Sincerely,

**Kathryn Levassiur**  
**Huntington Beach Short-Term Rental Alliance**  
Cell: 714.343.7931  
Email: [info@hbstra.org](mailto:info@hbstra.org) | Website: <https://www.hbstra.org/>

**Switzer, Donna**

---

**From:** Kathryn Levassiur <levassiurk@gmail.com>  
**Sent:** Monday, November 16, 2020 12:50 PM  
**To:** supplementalcomm@surfcity-hb.org  
**Subject:** HBSTRA Public Comment for Agenda Item #18 STRs

Dear City Clerk Estanislau,

I will be submitting anonymous public comments received through  
<https://www.hbstra.org/share-your-story>:

" I am a 52 year resident of Huntington Beach and I am strongly in favor of allowing short term rentals. I've been a homeowner here in Huntington Beach for over 30 years, and I think short term rentals are needed in our city. Newport Beach has always done them. Why do we want travelers to spend their money in Newport and surrounding cities that allow them? Please vote to allow short term rentals in our wonderful city!"



Sincerely,

Kathryn Levassiur  
Huntington Beach Short-Term Rental Alliance  
Cell: 714.343.7931  
Email: [info@hbstra.org](mailto:info@hbstra.org) | Website: <https://www.hbstra.org/>

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/16/2020

Agenda Item No.: 18/20-1978



**Switzer, Donna**

---

**From:** Shelly Love <lovehisgrace@gmail.com>  
**Sent:** Monday, November 16, 2020 12:22 PM  
**To:** supplementalcomm@surfcity-hb.org  
**Subject:** Short Term Rentals

Dear Huntington Beach City Council members and all it may concerns;

In regards to the stipulations within the proposed STR ordinance 4224, the majority of the items within the ordinance appear to be almost reasonable.

The one item that is most important to us is regarding the hosted mandate for STR's within Huntington Beach proper, referred to as zone 1.

Why is Sunset Beach allowed to have unhosted STR's and the rest of Huntington Beach isn't allowed? What makes Sunset Beach considered so special that it is allowed this privilege? You may say that Sunset Beach has been grandfathered into this privilege, why then can't it be said that the operating unhosted STRA's in Huntington Beach also be grandfathered into this privilege?

It doesn't seem fair that within the whole of the city of Huntington Beach that certain residents are given special privileges and the others are not allowed.

You say this may change in the future but what is your proposed timeline for this change concerning unhosted STR's?

We appreciate your fair and reasonable response.

Sincerely,  
Pat and Shelly Love

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/16/2020

Agenda Item No.: 18/20-1978)

**Switzer, Donna**

---

**From:** Wendy Marshall <wendyeduc8s@gmail.com>  
**Sent:** Monday, November 16, 2020 8:29 AM  
**To:** supplementalcomm@surfcity-hb.org  
**Subject:** STRs in HB

Dear Council Members,

Thank you for your consideration of short-term rentals. I am a homeowner downtown and, admittedly naively, started to AirBnb my home, after a divorce that left my 4-bedroom house occupied by only myself 30% of the time. To help support my kiddos, this was a good fit. I LOVED it! I went to the local restaurants and liquor stores and got their menus, etc., and connected guests to all of the happenings here in HB. I decorated for birthdays, graduations, honeymoons and really extended a warm HB welcome to all who came- and many came back several times. I spoke with all of my neighbors to make sure they were OK with it and told them to let me know if they ever had any problems with anything. I had a 4.9 rating and was a superhost. I had- and enforced- strict rules and was always home when guests were here. With COVID, I shut down. I wasn't "in business" all that long but was already envisioning how continuing would open up opportunities for my son in terms of what I could afford for college. I have not continued to rent but would like to do so pending a favorable outcome. I can attest to the fact that my guests contributed to the local economy and if how they left the rooms they used is an indicator of how they treated the environment- the beach was probably CLEANER than they found it. I realize we are all coming back from a rough time with COVID- hotels, retails, and restaurants in particular- but opening our doors to visitors while maintaining STRICT safety standards and house rules, will help stimulate the economy (I don't have a kitchen for guests... so restaurants, here they come!!!) in a way that keeps interaction/spreading to a minimum. Thank you again for your consideration.

W. Marshall

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/16/2020

Agenda Item No. 18 (20-1978)

**Switzer, Donna**

**SUPPLEMENTAL  
COMMUNICATION**

**From:** Steve Nguyen <steve.surfcity@gmail.com>  
**Sent:** Monday, November 16, 2020 12:50 PM  
**To:** supplementalcomm@surfcity-hb.org  
**Subject:** 2020-11-16 Council Meeting, Item 18

Meeting Date: 11/16/2020

Agenda Item No.: 18(20-1978)

Hello HB City Council,

I have been a resident of Huntington Beach for 42 years. I have 15+ years experience as a local landlord and some experience with short-term rentals. I believe the current policy on STR rentals are not effective in resolving perceived issues with STR, and I would like to see the policy updated for a few reasons:

- \* Encourage tourism
- \* Provide supplemental income to local residents
- \* Collect millions in Transient Occupancy Tax
- \* Enhance the City's ability to effectively manage potential nuisance issues

**SHORT-TERM RENTALS ARE ALREADY PART OF OUR COMMUNITY**

- \* The modern way people travel and the choices people make have outpaced the City's policy on rentals. STR have existed in HB since the 1950s.
- \* The current policy on STR do not work and do not address the concerns residences have.

**NUISANCE HOMES ARE A CONCERN**

- \* Nuisance homes are a problem, and no one wants to live near one. They exist in all types of homes - owner-occupied, longterm renters, and short term renters. There is no data that shows this is a legitimate issue with short term rentals. I will hypothesize that they are more prevalent in long-term rentals than STR because STR are more actively managed.

**MAINTAINING THE LOOK AND FEEL OF NEIGHBORHOODS**

- \* Owners and hosts have the same incentives as other residents in maintaining a nice neighborhood and pleasant living environment.

**ENCOURAGE TOURISM:**

- \* Encourage tourism
- \* Visitors contribute greatly to the local economy. Drives tourism dollars to the local community
- \* Visitors will stay outside of H.B. if they don't have lower-cost option
- \* STR hosts become ambassadors for HB
- \* California Coastal Commission (CCC) went on record in support of sensible short-term vacation rental policies, convinced that home sharing provides a more affordable way for many travelers, including groups and families, to visit expensive beach communities.
- \* This has limited impact on the hotel industry.
- \* Hotels and STR can co-exist. People chose the type of stay based on what type of visit they're looking for. STR should collected TOT just like hotels. Hotel cost structure is different than a small residential home. STR cannot be directly compared to hotels due to the different zoning and business licensing requirements. STR are residential, and need to be regulated like a long-term rental (ADA rules apply).

Steve



**Switzer, Donna**

---

**From:** Nicole Stuntz <nicole@seastromlaw.com>  
**Sent:** Sunday, November 15, 2020 7:28 PM  
**To:** supplementalcomm@surfcity-hb.org  
**Subject:** Short Term Rental

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/16/2020

Dear Elected Representative:

Agenda Item No.: 18/20-1978)

I am a Huntington Beach homeowner, taxpayer, and voter.

My neighbors and I strongly oppose allowing "short term" rentals in Huntington Beach.

I speak from personal experience that "short term" rentals will ruin our neighborhoods. I live on a quiet, close-knit street, with very little traffic (5-6 cars per day, probably). We specifically bought this house as a place to raise our son, who is now 1 year old. Our neighbors are a mixture of younger families (like us) and older couples, many of whom have lived on this street for more than 45 years and raised their own families here. Children ride their bikes in the street, everyone knows everyone, and we all look out for each other. It is the perfect, safe, idyllic place to raise a family.

Then, an out-of-town cash investor bought the house directly across the street from us. To convince the prior elderly owners to sell to them, INVESTORS claimed to be from "up north," moving here to retire. Turns out that was a complete lie. INVESTORS live in Fountain Valley, and routinely gobble up residential property to convert to commercial use for their own profit. **These INVESTORS have recently acquired additional Huntington Beach residential properties and, upon information and belief, did so in anticipation that HB would soon legalize "short term" rentals, which these INVESTORS operate for profit in other cities in which they do not reside.**

We discovered the truth last year, when our Christmas holiday was interrupted by **MULTIPLE PARTY BUSES** coming and going at all hours, on our formerly quiet residential street. We did some searching, and found that the property (a 4 bedroom single family home at the corner of Slater and Goldenwest) was listed on AirBNB **as suitable for 12 guests, "perfect for big groups!" and "very close to Disneyland."** INVESTORS even touted our "Safe and quiet neighborhood!" – just disgusting, trying to turn our formerly quiet neighborhood into some sort of theme park for INVESTORS' own profit – destroying our neighborhood in the process. The AirBNB listing picture was just the American flag, and **the "guests" (victims) were people from outside of the USA who were unaware that Huntington Beach is in no way "very close" to Disneyland.** Shocker: the same INVESTORS who had no concern about ruining our quiet neighborhood for their own profit also had no concern about taking advantage of people for their own profit.

Thankfully, with city assistance, a very vocal and large nearly unanimous group of neighbors were able to have this illegal "short term" rental shut down. The INVESTORS hid from city inspectors, but the inspectors were able to speak to the short term tenants and post notices. The INVESTORS were scared off, their illegal activity stopped, and our neighborhood returned to a quiet normal residential street.

We are aware of at least 5 residential properties these same INVESTORS have purchased, removed from residential inventory, and are either currently operating as commercial business or are holding for commercial opportunities (addresses/deeds available on request):

1. Orange single family home, which INVESTORS purchased and converted to a full time AirBNB. I have personally driven there and spoken to the neighbors, who are devastated at what has happened to their formerly quiet residential neighborhood. This was a community of single family residential homes, much like mine. Now, the homeowners told me that they have new "neighbors" every day or two, with people and cars constantly coming and going at all hours, constant noise of people loading/unloading, constant



slamming car doors, constant slamming car trunks, constant yelling and noise, etc. Its like living in a hotel lobby.

2. Huntington Beach single family home, purchased for cash in 2019, which INVESTORS were illegally operating as an AirBNB until shut down by neighbors and the city.
3. Huntington Beach single family home, purchased in 2020, which INVESTORS are holding vacant, awaiting the Huntington Beach City Council vote regarding whether this can be operated as a short term rental.
4. Fountain Valley single family home, which INVESTORS converted to a group home. INVESTORS have repeatedly been cited for violations such as, failing to provide residents with adequate food. INVESTORS are collecting up to \$24,000/mo. on this property.
5. Tustin single family home, which INVESTORS also converted to a group home, opened in the last 2 years. Again, INVESTORS are collecting tens of thousands of dollars per month on this property.

It is so discouraging to learn that HB is now considering a vote to allow these out-of-town INVESTORS to resume commercial activities in our residential neighborhood, and to destroy our neighborhood.

This appears to be driven, not by the needs of your constituents and our communities, but by unproven promises from out-of-town interests about money and tax revenue (an "estimated" \$8.7M) that would supposedly be generated from "short term" rentals.

- What is the plan for protecting my 12 month old son from the revolving door of new short term "neighbors" (most of whom are from outside of the USA) that you are proposing for my family? Are you going to require background screening? Sex offender resignation? You want my 12 month old son to live in a perpetual hotel lobby. How are you going to keep him safe? Do you want your child living in a hotel lobby? **AS GOD AS MY WITNESS, IF SOMETHING HAPPENS TO MY SON, I WILL SPEND EVERY DAY FOR THE REST OF MY LIFE PROTESTING OUTSIDE OF THE HOME OF EVERY COUNCIL MEMBER WHO VOTES FOR THIS WITH A SIGN THAT SAYS "[COUNCIL MEMBER] VOTED FOR A PERVERT TO LIVE NEXT TO MY TODDLER, WITH NO PROTECTIONS, I BEGGED [HIM/HER] NOT TO BUT [HE/SHE] WAS MOTIVATED BY PROFIT, AND MY TODDLER WAS MOLESTED AS A RESULT."** I can afford not to work. I can afford to pay people to protest if you move, anywhere in the world, for the rest of your life. I will make it my mission. As god as my witness.
- It is clear you have not considered the enforcement costs. Without any question, the house across the street from us will claim it is "owner occupied." It is not. It has been vacate for more than a year. The owners live in Fountain Valley. I can give you the address. Photos. Vehicle descriptions. License plates #s. (They park two of their three vehicles on the street there). The whole neighborhood knows this, and we all have the "Ring" doorbell footage to prove it. In the last week, there has been an effort to appear "occupied" – lights that go on and off on timers, people who come in the evening and cook dinner in the kitchen with the blinds open (and then leave). So, when me and all of my immediate neighbors start calling and emailing every day to report this short term rental that is not actually "owner occupied" – what resources does HB have set aside for that, to track down these con artists, and how much is that going to cost?
- It is clear that you have not considered the amount that short term rentals will take away from the legitimate hospitality options in HB. There are a finite number of people looking for accommodations in HB at any given time. Opening up "short term" rentals does not mean more tourists – it means more empty hotel rooms.
- We are in the middle of a housing crisis. Why are you reducing residential housing inventory, by allowing INVESTORS to gobble up residential housing, move it from the residential housing inventory, and turn it into commercial profit? I once asked our new INVESTOR "neighbor" if he would consider a residential tenant. He laughed in my face, and told he wouldn't "bother" with that. Apparently, who wants a modest profit as a

residential landlord when you can turn the property into a commercial windfall, and earn \$24k+/mo. as a group home operator or (at \$330/night "short term" rental rate) \$10k+/mo. as a short term rental operator.

Meanwhile, while this non-resident profiteer lines his own pocket with thousands of dollars each month, the actual residents of HB are asked to pay extra to build a homeless shelter on Beach Blvd.

Bottom line: These out-of-town INVESTORS do not live here and do not (legally) vote here. They have no investment in our communities, and for their own profit will absolutely destroy our way of live and quality of life, if you let them.

I vote here. My neighbors vote here. Religiously. We are actively awaiting and monitoring your vote on this issue. The most recent election may be over – but we are not going to forget this vote. If you turn our street into a hotel lobby, for the profit of out-of-town investors, you are going to hear about in the next election.

Side with your constituents on this issue. Vote "NO" to short term rentals.

Sincerely,

**Nicole G. Stuntz**  
**SEASTROM TUTTLE & MURPHY**  
Newport Beach, CA  
[\(949\) 474-0800](tel:(949)474-0800)



**Switzer, Donna**

---

**From:** Orange City STRs <orangecitystr@gmail.com>  
**Sent:** Sunday, November 15, 2020 10:04 PM  
**To:** supplementalcomm@surfcity-hb.org  
**Subject:** 11/16/20 Agenda Item #18

Madam Mayor Semeta and Honorable City of Huntington Beach Councilmembers,

My name is Susan Tillou and I represent a Short Term Rental (STR) homeowners group in the City of Orange. I am writing on behalf of our group in support of Agenda Item #18.

Growing up in the City of Orange, my ancestral home is still there. I currently rent the home as a short term rental to pay bills and keep it in our family. In more normal times I travel a lot for work, so renting our home in a short term capacity allows me to still have access for family gatherings and holidays until I move back to the house permanently in the near future. This scenario is quite common.

The shared economy has descended upon our society quickly, bringing the good and the bad, as all change does. We hope the City of Huntington Beach and the short term rental homeowners will continue to work collaboratively to draft an ordinance that works for both sides. Smart regulation encourages small businesses, needed now more than ever. Smart regulation also helps weed out the 'bad actors' so the responsible small business homeowners can keep their family homes, help drive the local economy and peaceful neighborhood integration, all the while providing a new revenue stream to the city.

The Orange STR homeowners are aware of this meeting and we support the Huntington and Sunset Beach STR stakeholders, Huntington Beach STR Alliance, and the efforts of this Council.

Susan Tillou  
City of Orange Short Term Rental Homeowners Group  
[OrangeCitySTR@gmail.com](mailto:OrangeCitySTR@gmail.com)

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/16/2020

Agenda Item No.: 18 (20-1978)



**Switzer, Donna**

---

**From:** Georgina Troxell <ar@troxellusa.com>  
**Sent:** Saturday, November 14, 2020 10:47 AM  
**To:** supplementalcomm@surfcity-hb.org  
**Subject:** Against -Short Term Rentals

Regarding Short term Rentals-

I'm against short term rentals less than 30 days.

It causes many issues in neighborhoods and also makes for LESS long term rentals.

Thank you,  
Georgina Troxell

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/16/2020

Agenda Item No.: 18 (20-1978)

**Switzer, Donna**

---

**From:** Deb Vogel <debrvogel@gmail.com>  
**Sent:** Monday, November 16, 2020 10:21 AM  
**To:** supplementalcomm@surfcity-hb.org; supplementalcomm@surfcity-hb.org  
**Subject:** Fwd: Short term rentals in Huntington Beach and Sunset Beach  
**Attachments:** 17155 S. Pacific airbnb .pdf; ATT00001.htm; IMG\_5837.jpg; ATT00002.htm; IMG\_5825.jpg; ATT00003.htm; IMG\_6094.jpg; ATT00004.htm

**SUPPLEMENTAL  
COMMUNICATION**

Sent from my iPhone

Meeting Date: 11/16/2020

Begin forwarded message:

Agenda Item No.: 18/20-1978

**From:** Deborah Vogel <debrvogel@gmail.com>  
**Date:** November 16, 2020 at 10:06:01 AM PST  
**To:** //supplementalcomm@surfcity-hb.org  
**Subject:** Short term rentals in Huntington Beach and Sunset Beach

Hello—

My name is Deborah Cornwell. My parents live at 17151 South Pacific Ave in Sunset Beach. My parents are 86 and 87 years old and because of the pandemic have been isolating inside their home since mid March. Because of the age and infirmities I have become their sole caretaker and spend 4 days a week in their home. My mother Doris has Parkinson's and is mostly confined to a chair, from which she can see the beautiful sands of Sunset Beach and the Pacific Ocean.

When my parents built their dream home in Sunset Beach in 2003 their neighbors were all longtime residents, with the exception of the house to their immediate south, which was on a year long lease. That idyllic life ended in 2017, when the neighbors at 17155 died and a new owner bought the property. The new owners never lived in the house and they converted it immediately into a high priced/short term rental, taking advantage of the provision in the Huntington Beach statutes that allows homes in Sunset Beach to be rented for as short as two days at a time. Paradoxically the home at 17155 was allowed to be grandfathered under this law, despite never having been a short term rental location prior.

My parents' quality of life has dramatically suffered since this occurred. The renters observe no boundaries and often park their cars in my parents' carport. The renters are unable or unwilling to follow the rules about trash and recycling, so trash cans are frequently overflowing and/or left on the street for several days. The renters often overload the home with many more occupants than is allowed. The renters do not understand the high density neighborhood they're staying in and do not adhere to the idea that the beach is closed at 10pm. This year renters have often been from states with alarming Covid-19 rates and they have not observed local safety precautions, sometimes sitting maskless 2 feet from my parent's front door. My mother's home occupational therapist has been appalled at the behaviors she's witnessed.

The landlord has a property manager who I'm in almost constant contact with (please see attached string of text messages that I've collected since June) and he seems responsive, but the problems remain--overflowing trash cans in the streets, illegal parking and too high occupancy. I spend way too much time trying to appease my parents and solve the problem, but it's never ending. I don't really blame the renters--in their minds they're paying \$1500 a night for the right to do whatever they want, but they fail to realize that their vacation is adversely impacting people's lives. Two weeks ago there were 30 people staying on the property and they'd put up

two camp tents to handle the overflow. Last week police roared up at 12:30am one morning to tell the renters (from Covid spiking Utah) to stop being so noisy at 12:30am. Other residents in our area must also be bothered by the renters at 17155 because my parents hadn't called the police.

I understand that you intend to put in safeguards to help residents deal with the imposition and difficulties of living next to a high priced flophouse, but I've read them and it won't be enough. We've had all those in place the entire time and the experience been unpleasant at best. Maybe you'll have more success in Huntington, where you have a bit more room, but in sleepy little Sunset Beach, short term rentals have been a scourge and are only of benefit to the unneighborly owners and Airbnb.

Please consider rescinding the short term rental law in Sunset Beach and find another way to generate income in Huntington Beach. My parents' quality of life has been dramatically reduced having to deal with inconsiderate renters and owner. The attached string of messages between me and the property manager since June illustrate the frustration and unrelenting problems we've experienced. I've attached pictures of the overcrowding at the house, along with a sampling of the trash indiscretions. I have additional pictures, as well as messages between the property owner and me from earlier, but I didn't want to inundate you.

Thanks.

Deborah Cornwell  
17151 S. Pacific Ave  
Sunset Beach  
(626)2981716

Sent from my iPhone

Text exchanges between me and Neal, the property manager at 17155 S. Pacific. Photos of trash and overcrowding available if you want to see.

6/17/20

Hey Neal

It's Deb from next door at sunset beach

FYI

Bill Burke yelled at my 86 year old parents yesterday and accused me of taking out those 17 solar lights that were on my parents' property. Please advise him of the sequence of events, starting back in 2018

I'm sorry . I informed him that I moved the lights and that also recommended we take down the umbrella

Great thanks so much.

Maybe you can also recommend that he stop calling and yelling at the old people

I will certainly try. I know he has been in pain lately but no excuse to lash out. Sorry about that experience. Any problems with the guests/house or if you need help with anything please let me know

Thank you so much for your consideration

We are all suffering

On a positive note, my mother says her nighttime view is blissfully darker

6/18/20

Hi Deb- Neil here. Do you have a second to talk?

Hey Neal

I'm on a zoom call now until 6:30

Can we talk first thing tomorrow?

I'm up early then spending day working at my parents

Absolutely!

Text me when you want to talk

I'm going to sneak a few more lights tomorrow off the sand

I'll never tell

6/19

You available this AM to talk?

Give me a couple of minutes

I'm getting my mom bathed and dressed and then making lunch

I'm done some of my chores and am available to talk if you want

6/20

IMG\_5036.HEIC

IMG\_5038.HEIC

Hey Neal

It's Deb

I'm at South Pacific and your new tenant that arrived last night has been parked several feet over the property line and blocking our southern garage since arrival

IMG\_5036.HEIC

Reaching out to them now- sorry about that

Thanks

6/22

Hi Deb. Just fyi Robin and family will be at sunset July 2-6 to help avoid a party over the holiday.

That's great

Glad the fam can enjoy the house

8/5

Hi Neal

It's Deb Vogel from Sunset Beach

My dad tells me that within the last hour a lady in a black bathing suit moved 7-8 fantastic solar lights from the south side of Burke's property to over onto our property . He says it didn't look like one of this week's tenants and said he thought your renters weren't around at the time.

He's unable to take pic to send me since he's 86 years old.

Maybe someone from the other side is not a fan of the multitude of lights?

I've been trying to get the lights out of there. I'll call them now and have them remove the solar lights  
Thanks so much

8/7

Good morning

There are now about 15 lights on our property—the same lady moved more this morning

IMG\_5344.HEIC

IMG\_5342.HEIC

Also the renters parked a second car over the line last night and are still there

I just got off the telephone with her. She's going to move the car up and take the lights down

I guess if you're paying that rate you figure you can redecorate

She should be taking them down shortly

Thanks a lot

8/7

Hey Neal

It would be nice if the dozen solar lamps that are as much as 15 feet over our property could be removed before nightfall.

I'd do it myself but I don't want your boss to yell at my elderly parents again

Hmm have they not? You have my permission to take them. I will deal with Bill

The whole household is outside on sand so I'd rather not get into anything with them right now

I asked her to remove them she seemed responsive. I'll reach out again

9/6

Hey Neal

Greetings from hot Sunset Beach

FYI, the renters are parked over our property and the house to the south.

My father pointed this out to the driver Friday night and he said it was ok, he wasn't going to stay there. He hasn't moved since

Reaching out now

Thanks so much

9/11

Hey Neal

My father tells me that your new renters have parked two SUVs over line.

Plenty of parkway spaces and overnight parking on Coral Cay available . Why does no one understand there's only parking for one car?

Unbelievable.. We have extremely clear instructions not to park there. We are going to put a sign up stating not to park beyond this point.. I just sent them a stern message and will tow the car if there is no response

Thanks

10/7

Hey Neal

FYI the city is doing pipe work today and the water all along Pacific is off until 3pm

There was a notice on the doors the other day I hope you saw

Wow that's very kind of you. Thank you for letting me know

IMG\_5824.HEIC

That's a lot of people without toilets

I counted 20 and 2 pup tents

Yes that's totally unacceptable. We allow a maximum of 8

The 2 camp tents on the sand are a giveaway

That is wild

Sorry...

I made it very clear to them this was unacceptable. They are removing the tents and a maximum of 10 are allowed there. Let me know if there are any more disruptions

Thanks

My old people thank you

10/8

Good morning Neal

No outside squatters last night, but your renters put 2 trash cans out on the street last night (one can was out

Tuesday night in front of our garage and I moved it to the side of the house)



One can is apparently in front of our path now.  
Small, but continually irritating things anger my 87 year old parents who built their dream house 20 years ago never thinking it would be next to a high priced rooming house  
Maybe the trash cans can be kept in the garage and the renters explicitly told that they come out early Friday and early Monday.  
And if there are extra bags, don't pile them on top of cans because the auto trash truck is unable to pick that up when they fall into the street

10/9

IMG\_5837.HEIC

Morning

This is not acceptable

The trash man will not be able to pick this up

They also jammed a bag into our already full trash this morning

Yikes. I'll come over shortly and take that trash to a dumpster

Maybe you can also chalk a line on our property so that your tenants understand where not to put cans and where not to park

10/15

IMG\_5888.HEIC

The trash has been out since Tuesday night

Our community has rules about trash cans being out all week

You and your tenants are habitual offenders

Please please please do better

It's a quality of life issue and my parents' quality of life is being adversely impacted by your business

11/6

Hi Neal

FYI your current tenants were very loud all night until after midnight when police arrived

FYI my folks did not call cops, so other neighbors were impacted by your guests

I'm checking the cameras now

I'm told they were inside and loud so I don't know what you'll see except cops rolling up

My mother even heard

"the cops are coming!"

We just increased the minimum nights to 5 nights

It was a 3 night stay

I'm sorry. I know that means nothing but I'm truly sorry

"We are definitely aware of neighbors at any property including our own. We have never had any issues renting at any property while on Vacation. We will treat it as if our own."

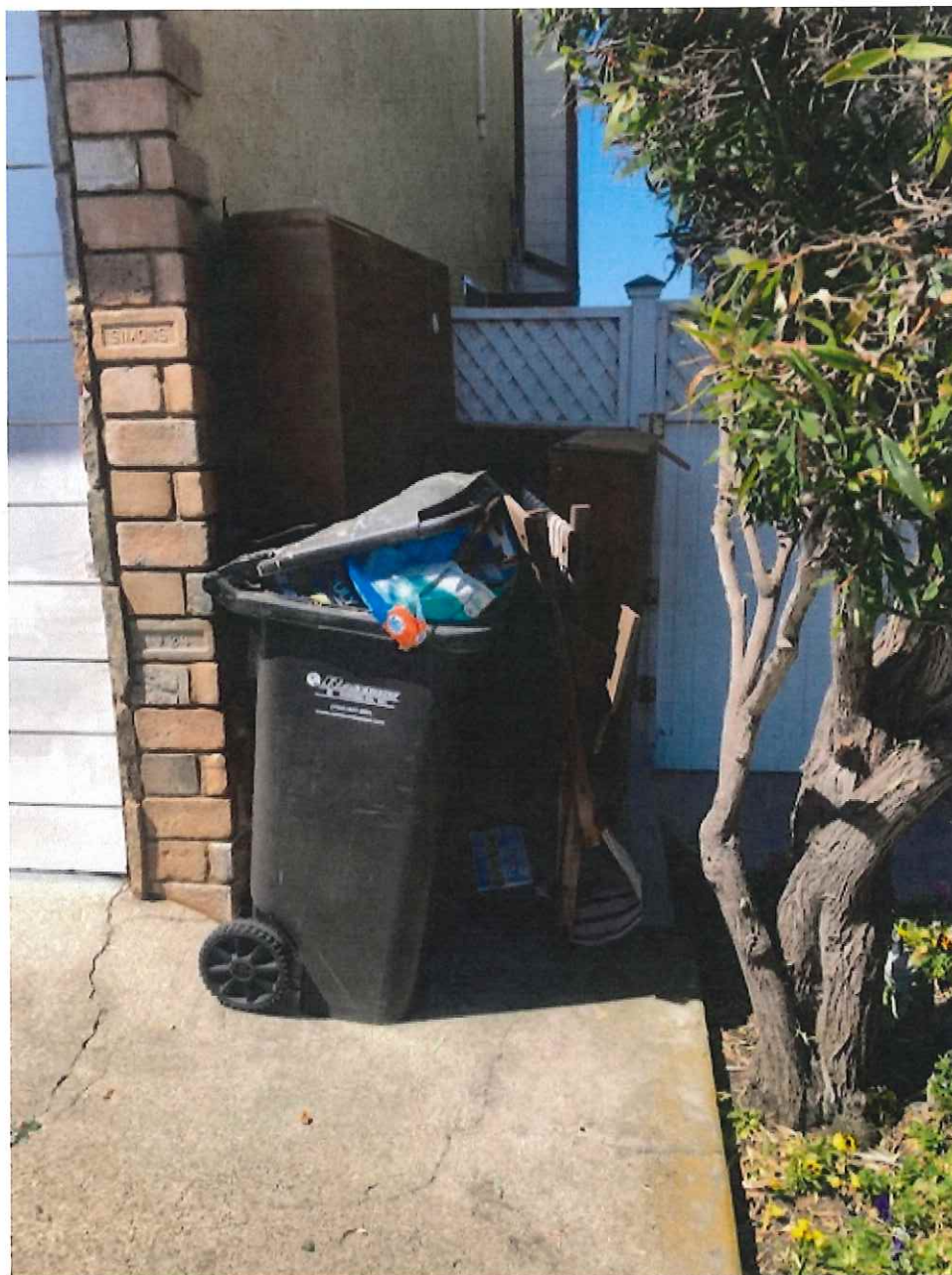
From 10/11 after I gave them a warning in advance

I informed Veronica they will be evicted upon any further disturbance









**Switzer, Donna**

---

**From:** GEORGE VOGEL <vogelgeorge@usa.net>  
**Sent:** Monday, November 16, 2020 11:56 AM  
**To:** supplementalcomm@surfcity-hb.org  
**Subject:** Short term rental ordinance comments submission

As a home owner at 17151 S. Pacific Ave in Sunset Beach, I see the necessity to regulate short term rentals. The residence south of me was sold in 2017 where the previous tenant had lived for over 20 years. The current owner rents for as few as 2 days with as many as 12 people often out of state with disregard of covid19 protocols. The beach side has 24 permanent seats which seems to indicate large groups. I now live next to an expensive flop house. My dream retirement home has turned into a nightmare. Any positive action by the council will be appreciated.

Respectfully,  
George Vogel  
(562)592-1138

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/16/2020

Agenda Item No.: 18 (20-1978)



**Switzer, Donna**

---

**From:** Greg Wagner <gbwags@gmail.com>  
**Sent:** Sunday, November 15, 2020 10:53 PM  
**To:** supplementalcomm@surfcity-hb.org  
**Subject:** Short term rentals

I have read that the city council is considering regulating short-term rentals, which will, in effect, permit short-term rentals in Huntington Beach.

I am writing to urge the city council to not pass any laws permitting short-term rentals, and to keep a ban on short-term rentals. Homes in Huntington Beach should be for residents only, and not for short-term visitors. Allowing rentals removes homes from the housing stock for regular people and drives up prices for those looking to purchase.

If the city council feels compelled to deal with short-term rentals through regulation, which would be understandable since it seems that airbnb, etc., are already embedded in our society and are here to stay, I would hope that the city allows short-term rentals only from people renting out their primary residence. Should businesses or individuals with multiple homes be allowed to offer short-term rentals, it - again - removes homes from the housing stock for regular people. Plus it turns areas zoned for single-family homes into hotels, which is not good for any neighborhood.

Thank you.

-Greg Wagner

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/16/2020

Agenda Item No.: 18(20-1978)



**Switzer, Donna**

---

**From:** Fikes, Cathy  
**Sent:** Monday, November 16, 2020 10:44 AM  
**To:** Agenda Alerts  
**Subject:** Short Term Rental Ordinance Modification Suggestion

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/16/2020

Agenda Item No.: 18(20-1978)

**From:** Louise W <loveswater@hotmail.com>  
**Sent:** Sunday, November 15, 2020 6:59 PM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>; Fikes, Cathy <CFikes@surfcity-hb.org>  
**Subject:** Short Term Rental Ordinance Modification Suggestion

Madam Mayor and Council Members:

I have thoroughly reviewed proposed Ordinance 4224 referencing Short Term Rentals (STRs).

I will not belabor your time in fully explaining why I find a significant portion of the proposed Ordinance to be not only unfeasible, but also, if this version is accepted, there will also be a substantial opportunity lost for this wonderful City of Huntington Beach.

If I could be heard, I would make the following recommendations:

- **Eliminate the references to two Zones** and allow Sunset Beach and the City of Huntington Beach to host with the same regulations.  
This will not only simplify the Ordinance, but it will also streamline the license process and the code enforcement procedures.
- Allow both "Host" and "Operator" managed STRs and do not restrict to a "Host" having to live in the same 'space' or on the same 'property' as the guests to our city.  
By enforcing an STR to have the owner reside in the home or on the property, will in my opinion, eliminate 90% of the STRs in the Huntington Beach area.  
I suspect the author(s) of the Ordinance are picturing homes like at waterfront Newport Beach and Sunset Beach wherein there is a home upstairs and a 'home' downstairs that can be used as a STR.  
Or, there is a thought that there is a majority of STRs that are built above garages - both of these scenarios are false considerations.
- Allow a Licensed Property Manager, one that will provide the City of Huntington Beach with all of the required information (completed stays, tax revenue, etc.) and definitely retain the requirement of a maximum of a one-hour response to any complaint.  
This practice has been very successful in Newport Beach and other similar cities that allow STRs.

- If there is an objection to allowing an STR that does not have the owner living in the same home or on the same property, then please consider:  
Defining the "Host" as: means a property owner who is an occupier of the property or is the **occupier of an adjacent property** at the time of....  
I recommend this because there are many people that purchased an adjacent home, condominium, etc. with the intention of having the 'second' home for STR usage and for 'overflow' for their own family and friends that visit wonderful Surf City.

In summary, restricting the STRs to only people that live on premises (whether in the same building or on the same property), will drastically reduce the number of fantastic STRs that exist in the City of Huntington Beach }  
and have been operating for years, if not over a decade, with no complaints (due to successful professional property management). The loss of these STRs will mean a loss of millions of dollars to the City of Huntington Beach,  
money spent on groceries, restaurants, gasoline, clothing, souvenirs, lessons, tours and yes, even beverages of all kinds. Not to mention, the potential tax revenue that would go directly to the City.

Also, please understand, that the majority of potentially qualifying STRs would be the small apartments built onto garages and these cannot host a family, let alone more than 3-4 people. Allowing a STR that is professionally managed  
or the owner lives adjacent to the home, will open the market to 2-3 bedroom homes that can host families visiting parents or grandparents, host siblings that get together with their families, host a group of people that  
are in the area for a funeral (number of people limited by the Ordinance), host families that are gathered to say their goodbyes to an ailing elder (true story), host families that had to escape their own home in Huntington Beach because  
of threats and paparazzi (true story), and especially, have these amazing homes available for people that have to find temporary homes while their own homes are being repaired for fire or water damage (many true stories).

The proposed Ordinance 4224 is a good place to start; however, it is in definite need of common sense modification.

In closing, I would suggest modifying the Ordinance per the above recommendations and allowing the STRs to operate for at least one year. At that time, it would be easy to collect the revenue data, the complaint data, etc. and determine, with facts,  
what will truly benefit and successfully work in the City of Huntington Beach.

Thank you for your time and consideration

Louise Wright



**Switzer, Donna**

---

**From:** Pat Dawson <padawson@verizon.net>  
**Sent:** Monday, November 16, 2020 1:45 PM  
**To:** supplementalcomm@surfcity-hb.org  
**Subject:** short term rentals Council Mtg tonight

Dear Council Members,

I am writing in regards to the council's consideration of short term rentals. As a resident and homeowner in Huntington Beach I am opposed to this ordinance, as it would turn our city into more of a tourist/transient town and change the nature of life for residents and homeowners who live in their homes. Living next door to a short term rental unit creates more of a party environment than a home environment. While the city believes it will earn money in taxes, there are other consequences that change the character of our city. Huntington Beach has already drastically increased the number of hotel rooms available for visitors with the relatively recent construction of downtown hotels. Allowing these types of rentals also takes units off the market for people seeking housing, and we are all well aware of the current housing issues. I ask that the council take their time and analyze this issue from many perspectives before making a decision.

Thank you for your time and dedication to our city,

Pat Dawson

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/16/2020

Agenda Item No.: 18/20-1978)



**Switzer, Donna**

---

**From:** Pat Byers <bluegrasshb@icloud.com>  
**Sent:** Monday, November 16, 2020 1:45 PM  
**To:** supplementalcomm@surfcity-hb.org  
**Subject:** Agenda item #18, STR Ordinance

As a thirty year resident of downtown and operator of a home-hosted STR, I am pleased the Council is addressing this issue. I think it is a good ordinance as far as it goes. However, by refusing to allow whole house STRs except in Zone 2, the City will lose out on much needed revenue that could be gained by including whole house STRs.

There are several STRs on my street and the street behind me. Mine is the only home-hosted STR. Never has there been a problem that couldn't be solved by a polite word to the guests or owner/ property manager. ( As an aside, let me state that the guests in these houses have been far better neighbors than the full time renters had been and the neighborhood is much quieter now.).

I know many citizens are concerned about noise and party houses but with proper regulation this can be eliminated. I know you're aware there are noise monitors that could be required for whole house STRs. There is also a device on the market that can detect the presence of all phones on a property at any time.. The device does not record conversations or identify phone numbers but can be used to alert the owner/property manager if there are more guests within a house than allowed by the city ordinance.

I respectfully ask that the Council include whole house STRs in this ordinance. Not only will it benefit the City and merchants but will allow home owners the flexibility to use their property to suit their individual needs.

Respectfully,  
Pat Byers  
714-206-4453

Sent from my iPad

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/16/2020

Agenda Item No.: 18/20-1978

**Switzer, Donna**

---

**From:** Bob Delmer <bobdelmer@hotmail.com>  
**Sent:** Monday, November 16, 2020 1:52 PM  
**To:** supplementalcomm@surfcity-hb.org  
**Subject:** In Favor of STR

Hi

We would like to give our support in favor of STR regulation. We believe that STRs financially help our local community as much if not more than the local hotels and motels in Huntington Beach. In terms of our personal situation, it has been a lifesaver in helping us put our 2 kids through college and supporting our elderly parents. We go above and beyond to make our guests feel special about visiting Huntington Beach and all it has to offer. When our guests check out and we clean we see all the bags and boxes and receipts as evidence of all the money they have spent in our city.

However, we strongly disagree with posting our private phone number in any public forum. Who knows what consequences this could lead to? Our guests have our number as do our neighbors. This seems very invasive.

Thank you for all the effort that has been put into this issue as it affects many families, many tourists (who can't afford our hotels) and revenue that our city can certainly benefit from!

Bob and Sue Delmer, and family

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 11/16/2020

Agenda Item No.: 18(20-1978)

**Switzer, Donna**

---

**From:** Betty Elkins <bettyelkins2@gmail.com>  
**Sent:** Monday, November 16, 2020 2:01 PM  
**To:** supplementalcomm@surfcity-hb.org  
**Subject:** Fwd: Delivery Status Notification (Failure)

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

**From:** Mail Delivery Subsystem <[mailer-daemon@googlemail.com](mailto:mailer-daemon@googlemail.com)>  
**Date:** Mon, Nov 16, 2020 at 1:57 PM  
**Subject:** Delivery Status Notification (Failure)  
**To:** <[bettyelkins2@gmail.com](mailto:bettyelkins2@gmail.com)>



### Address not found

Your message wasn't delivered to [supplementalcomm@aurfcity-hb.org](mailto:supplementalcomm@aurfcity-hb.org) because the domain [aurfcity-hb.org](http://aurfcity-hb.org) couldn't be found. Check for typos or unnecessary spaces and try again.

The response was:

DNS Error: 19085600 DNS type 'mx' lookup of [aurfcity-hb.org](http://aurfcity-hb.org) responded with code NXDOMAIN  
Domain name not found: [aurfcity-hb.org](http://aurfcity-hb.org)

### SUPPLEMENTAL COMMUNICATION

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

**From:** Betty Elkins <[bettyelkins2@gmail.com](mailto:bettyelkins2@gmail.com)>  
**To:** [supplementalcomm@aurfcity-hb.org](mailto:supplementalcomm@aurfcity-hb.org)  
**Cc:**  
**Bcc:**  
**Date:** Mon, 16 Nov 2020 13:57:32 -0800  
**Subject:** STR Ordinance #4224  
Dear Council Members,

Meeting Date: 11/16/2020

Agenda Item No.: 18(20-1978)



I have lived in Downtown HB for 38 years and have seen many changes over the years. While I have never used my home as a short term rental, there are several short term rentals in my immediate neighborhood. I have never experienced any negative impact or change in the character of my neighborhood because of neighbors occasionally using their homes as a short term rental. The property owners and their guests are very considerate of their neighbors. In fact, most of the time the renters go unnoticed as they are not creating any disturbance or change in the neighborhood. Also, there is no impact on parking or increase in traffic as they usually have one car or no car at all as some uber from the airport.

I think the Ordinance should include WHOLE HOME STR's NOW instead of delaying it for a future date. I don't see any logic to that thinking process. Several of the people I know take a vacation to someone else's home so they can experience a new location and environment while their home is rented. If they have to stay in their home as a host, there is little value in renting it at all. I think it's about time that the city has the homes registered and collect taxes and other fees...but you should not exclude WHOLE HOME rentals.

Sincerely,

Betty Elkins