

**Moore, Tania**

---

**From:** Binh Vo <b\_vo@yahoo.com>  
**Sent:** Sunday, December 20, 2020 11:07 PM  
**To:** supplementalcomm@surfcity-hb.org  
**Cc:** Binh Vo  
**Subject:** Please support STRs in Huntington Beach

Dear members of HB City Council,

We have been living in Huntington Beach since 1980. All of my parents and siblings are residents of Huntington Beach. We plan to retire in a very few short years.

My wife and I own 2 STRs in Huntington Beach for almost 10 years. We have good relationship with all our neighbors. We respect our neighbors and so did our rental's guests. We take proper and good maintenance of our properties. We also live on our own properties many times during the year.

Most, if not all, of my renters are families with small children, older parents sometime with special needs requiring guide dogs, medical equipment, etc. They come to HB to visit their relatives. Some of the families brought their own emotional support pets, babysitters, long term care helpers.

Some families stayed as short as 1 week. Some stay 1 month or longer waiting for their houses to be repaired, or to recover from a medical condition. These days with Covid-19 pandemic, most families would rather stay in houses in order to maintain social distancing.

We have local professional management to oversee trash, parking and noise issues. Our properties are very well maintained, clean. For almost 10 years we have had zero noise complaints filed with the city the entire time. I prefer to see the city adopt a code similar to what Newport Beach is doing. Newport Beach has a successful policy in place, Huntington Beach should follow their lead.

I urge the City Council to approve STRs. I believe there are very few STRs in downtown HB. Most people cannot afford to stay more than 1 month. The tax generated from STRs would supplement tax revenues for the city. It is a win-win for both the city and the homeowners.

Thank your for consideration.

Sincerely,  
Binh

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 12/21/2020

Agenda Item No.: 21 (20-2054)

**Moore, Tania**

---

**From:** Orange City STRs <orangecitystr@gmail.com>  
**Sent:** Sunday, December 20, 2020 9:33 PM  
**To:** supplementalcomm@surfcity-hb.org  
**Subject:** Agenda Item 21 (STRs)

Honorable Mayor Carr and Members of the Huntington Beach City Council,

My name is Susan Tillou and I'm writing on behalf of the City of Orange Short Term Rental homeowners group. We write in support of your consideration of STRs tonight and thank you for allowing us to make a public comment.

Short term rentals are simply small businesses nestled into our communities. In a time when many of us are working from home, this 'working local' concept has taken on an even broader meaning than it had even this time last year. During 'normal' non-pandemic times, STRs are direct contributors to tourism and dollars flowing into our local economies. Permitted hosts pay business licenses and generate TOT that, in turn, fund the city's management of these businesses. Moreover, STRs actually provide revenue in multiples beyond this use case - covering administrative tasks, code enforcement, and with plenty of margin as direct revenue to the city.

According to a recent Airbnb host poll, 94% of STR hosts share local business recommendations with guests. This drives traffic into neighborhood establishments within a few blocks' radius of our homes and tourist dollars deeper into our cities via incremental sales tax revenue when they visit grocery stores, restaurants, local shops and spend on seasonal touristic services.

Given that Airbnb's recent IPO took the company from a \$1b valuation to \$101b literally overnight, it's clear the shared economy business model is here to stay. Our belief is that when homeowners and the city work closely together on reasonable regulation, we all benefit from incorporation of these businesses with appropriate controls to ensure this is done without impacting the safety, peace or character of our cities.

Thank you again for your time and support of small home-run businesses in our cities.

Susan Tillou

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 12/21/2020

Agenda Item No.: 21 (20-2054)

Moore, Tania

**SUPPLEMENTAL  
COMMUNICATION**

**From:** Winter Orchid <winterorchid@hotmail.com>  
**Sent:** Sunday, December 20, 2020 5:21 PM  
**To:** supplementalcomm@surfcity-hb.org  
**Subject:** Letter opposing proposal to restrict Short term rental in Huntington Beach

Meeting Date: 12/21/2020  
21 (20-2054)  
Agenda Item No.                     

Good evening members of the board. I have a second home in Huntington Beach. I request that the city Council adopt regulations similar to Newport Beach for downtown Huntington Beach homes rather than to restrict short term lodging permits to Sunset Beach and residents that live in their vacation rental or within 500 feet. I am opposed to the regulation you were proposing. Please remove the restriction that the owner must live in the property or be within 500 feet and remain at the property during the guest stay only leaving for work.

This proposition will bring more harm than good to the community for the following reasons:

1. As you know, many owners in the beach areas are not full-time residents nor live within 500 feet of the home. Most of us don't work nor live in a vacation city. Therefore, when I bought this house, I intended for it to be a vacation house. If enforced, this law would make it impossible for the majority of us second home owners to rent our house out tourists because most people when they go on vacation don't want to share a house with someone else. This is especially relevant during the pandemics. Less vacation renters means less income to local businesses and revenues to the city.
2. Not all renters are tourists. Many are families that need short term stay while their houses are being repaired due to flood/fire and other issues. These families prefer a home living style and not be scattered out throughout different rooms in a hotel.
3. STR's generally has far less problems than long term (ie 1+ year lease) rentals because I have a professional property management team that do a far much better job at screening the guests than even the hotels. Nearly all of our guests are families. Families tend to prefer a large house where they can all stay together and have access to a full kitchen and the cost of renting a house is far less than the cost of renting multiple hotel rooms. Our guests don't hold noisy parties. We have curfew for outdoors activities at 10PM. We don't allow smoking/drugs/heavy drinking inside or out. It is my experience when I live at my house is the noise come from long term (people that have 1+ year lease). The population that tend to go for these mutli year leases are usually young single people who enjoy the beach lifestyle but can't afford it on their own so they pool together. Such groups of young single people tend to have large parties at night. My neighbor even told me she prefers to live next to a vacation rental than a leased rental because the vacation rentals don't always have people living there so it's quieter than leased rentals. I know all neighbors around me. They know me and the property managers and have access to us at all time. If there was ever an issue they notify us and the issue taken care of right away.
4. The home is maintained and cleaned on a regular basis. I spend large sums of money to keep my home looking attractive for the obvious reason that vacation renters are looking for a premium experience. Vacation rentals are in much better shape than the leased rentals. This is a fact and clearly would contribute positively to the image of the city.

5. It is extremely unfair to all home owners in this city. I pay my property taxes and have a personal interest in my home. I take better care of my home and my neighbors than the large hotels with their noisy restaurants and bars, that has thousands of people living it them at any one time. It is not fair to us who make this city our second home to be given less rights than large faceless hotel corporations. This regulation is extremely hostile to Huntington Beach residents and puts the entire city at a disadvantage while neighboring cities are taking advantage of the short term rental markets.

I plead with you to take a serious look at this situation and come to a solution that is fair and equitable to all residents of Huntington Beach. Not just to the big corporations.

Thank you.

A very concern Huntington Beach home owner.

**Moore, Tania**

---

**From:** Anthony Nemelka <anthonymemelka@gmail.com>  
**Sent:** Sunday, December 20, 2020 4:29 PM  
**To:** supplementalcomm@surfcity-hb.org  
**Subject:** Fwd: Pending STR ordinance

Dear city council members,

As a follow-up to my letter dated November 14, 2020 below, I'd like to bring one additional important matter to your attention.

Do we really want to force people into doing hosted rentals knowing the increased COVID transmission risk associated with that?

In my neighborhood, built in 1965, most of the people living there are retired. They are frequently away, either visiting family or simply traveling. They will be some of the first to sign up for STR licenses in order to supplement their incomes, and they will want to do so while they are away. Do we really want to force this high risk group to stay home and expose themselves to transmission risk from strangers in order to supplement their incomes? Of course we don't.

A better first start would be to allow unhosted rentals for owner-occupied properties. This could be confirmed by physical inspection and/or by looking at property insurance documents. A knit shawl received as a Christmas gift from Aunt Gayle in 1962, stored away carefully in the attic in its original box, is pretty good evidence that the owner lives there—even if they spend a good portion of their time elsewhere :)

Thank you again for your service to the city, and I wish you all a calm and reflective holiday season.

Anthony Nemelka

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

**From:** Anthony Nemelka  
**Date:** Sat, Nov 14, 2020 at 1:00 AM  
**Subject:** Pending STR ordinance  
**To:** <SupplementalComm@surfcity-hb.org>

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 12/21/2020

Re: Pending STR ordinance

Agenda Item No.: 21 (20-2054)

Dear city council members,

I have read the draft STR ordinance, and I largely support it. But I think you are making one big mistake.

You have successfully transformed the city into a resort community, but one of the consequences is that many homes are becoming 2nd homes for people. Your proposed ordinance seems to be ignoring that--to the detriment of our community.

I have owned my home in south Huntington Beach near PCH since 1992. My children were born there. I have significantly upgraded the property over the years and spend as much time as I can there--as do my children who now live elsewhere. When the time comes, I will retire there. But for now, my work requires that I spend much of my time overseas. My time in Huntington Beach is often quite limited. It's like a vacation home for me

right now.

My father in law, who was a doctor at Hoag, lived in a beautiful home on the bluffs overlooking Balboa Island—in the neighborhood known as Irvine Terrace. Stunning views. It was the quietest neighborhood I have ever visited. In fact, it was a ghost town. From what I could tell, most of the other homes on the bluff overlooking the ocean were empty most of the time. They were 2nd or 3rd homes of people whose work and lifestyle allowed infrequent visits. It was a shame that those homes were not being shared for others to enjoy while the owners were busy elsewhere. It is a very common lifestyle, and one that is becoming increasingly prevalent in Huntington Beach.

Please don't let our neighborhoods turn into ghost towns. Encourage people like myself to open up their vacation homes for others. Huntington Beach is a wonderful place, and the council should make it more accessible for large families to enjoy. In these trying times, STRs are the best option for anyone with a large family.

I love Huntington Beach. And I know you do too. Let's make sure it doesn't turn into the next residential ghost town.

I'd love to show you my place. I think you would be pleased by how it represents the future of the city. Please don't hesitate to call if you would like to arrange a visit.

My best wishes to you all. Thank you for what you have done to the city that I will always call home.

Anthony Nemelka  
[                    ]

**Moore, Tania**

---

**From:** Kathryn Levassiur <levassiurk@gmail.com>  
**Sent:** Sunday, December 20, 2020 2:50 PM  
**To:** supplementalcomm@surfcity-hb.org  
**Subject:** STR Agenda Item #21

Dear Mayor Carr and Council Members,

On behalf of Huntington Beach Short-Term Rental Alliance members, we urge council to continue STR agenda item #21 – council and staff can do better. We have been advocating for taxed and regulated short-term rentals for nearly four years. We can wait a little longer for an ordinance that includes unhosted vacation rentals citywide, an ordinance where everyone in Huntington Beach and Sunset Beach abides by the same rules. We ask that the revised ordinance include clearer rules for duplexes, TRI plex, 4plex units and that it would be considered hosted if a property manager/owner lives in one of the units.

We are also advocating for the appointment of a STR council subcommittee that would meet monthly to discuss issues and determine ongoing best practices for the STR ordinance.

Huntington Beach is a global destination and tourism revenue is a major financial driver that supports local businesses and jobs in the city. Of the estimated 820 STRs operating in HB and Sunset today, 70% or approximately 570 are unhosted rentals. Many of these properties have been responsibly operating throughout the city for generations. They offer affordable (per capita) visitor accommodations to families who want to safely stay together, that is all the more concern because of the current pandemic. These properties also offer the greatest source of revenue for the city's general fund.

In closing, HBSTRA urges council to return with a new and improved STR draft ordinance that includes comprehensive regulations for both hosted and unhosted STRs where everyone in HB and Sunset abides by the same STR regulations.



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: 12/21/2020

Agenda Item No.: 21 (20-2054)

**Moore, Tania**

---

**From:** Toral Patel <toral.patel@airbnb.com>  
**Sent:** Friday, December 18, 2020 5:00 PM  
**To:** supplementalcomm@surfcity-hb.org  
**Cc:** John Choi  
**Subject:** Huntington Beach City Council - Comment (Item 21)  
**Attachments:** Airbnb Letter to Huntington Beach City Council.pdf

Thank you for the opportunity to provide inputs on the City's draft short-term rental regulations, Items 1 and 21 on the December 21, 2020 City Council agenda. Attached is Airbnb's comment letter for your consideration.

Best,  
Toral



Toral Patel  
Policy & Communications

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 12/21/2020

Agenda Item No.: 21 (20-2054)



December 21, 2020

Honorable Mayor and Members of the City Council  
Huntington Beach City Hall  
2000 Main Street  
Huntington Beach, CA 92648

Dear Mayor Semeta and Honorable Members of the City Council,

On behalf of Airbnb, thank you for the opportunity to provide input as the City of Huntington Beach considers rules to legalize short-term rentals.

Since 2008, Airbnb has worked closely with hundreds of cities around the world to help communities realize the key benefits of STRs for residents, visitors, and local economies through fair, balanced regulations. Our mission is to create a world where people can belong through healthy travel that is local, authentic, diverse, inclusive and sustainable. Our accommodation marketplace provides access to about 5.6 million active listings in approximately 100,000 cities and more than 220 countries and regions. Hosts and guests directly contribute to local economies through transient occupancy tax, sales tax, and local business activity.

We appreciate your willingness to consider rules that legalize short-term rentals, and look forward to working with the City of Huntington Beach toward shared goals: preventing illegal listings, ensuring that the City receives tax revenues from short-term rental activity, and minimizing nuisances. However, we are concerned that the current ordinance on the agenda would negatively impact existing hosts of unhosted rentals outside of Sunset Beach and limit potential revenues for the City.

We ask the City Council to delay taking any action on the proposed short-term rental ordinance tonight, in order to allow time for continued discussion with hosts and hosting platforms on the following proposals.

**1. Allow *all* existing hosts an opportunity to obtain a permit**

The COVID-19 pandemic has had a disproportionate impact on the travel industry, including short-term rental hosts and small businesses who rely on economic activity generated by tourism in their communities. According to a global survey from November 2019, about one in five Airbnb hosts are retirees. Hosts are teachers (10%) and healthcare workers (9%). They are in hospitality

(7%), technology and retail (both 6%), and construction (5%). They are also artists (5%) and designers. Approximately half of our hosts reported that their short-term rental income helps them afford their housing and make ends meet. In the wake of a global pandemic and the record breaking number of layoffs, for many hosts, their short-term rental income will be even more important; for some, it may be their only source of income.

The proposed ordinance -- which would allow only hosts in Sunset Beach an opportunity to obtain a permit -- would have detrimental impacts on hosts *outside* of Sunset Beach who have come to rely on short-term rentals to supplement their income. Allowing all existing hosts an opportunity to obtain a permit would protect an important safety net at a time of great economic uncertainty. Moreover, it would significantly expand the amount of TOT and TBID revenues for the City, based on Lisa Wise Consulting's Fiscal Impact Analysis.

## **2. Consider allowing more unhosted rentals**

We urge the City to consider allowing unhosted rentals with reasonable limits, following the model of several Coastal cities like Long Beach, Oxnard and Oceanside. Unhosted rentals have provided low-cost options for Californians wishing to visit the coast for decades, offering a much different experience than staying in a hotel or camping. Huntington Beach's location makes it an attractive destination for families and visitors, who may prefer the conveniences that short-term rentals offer -- from greater privacy and access to a full kitchen, to gathering spaces and multiple bedrooms and bathrooms. Often, they are available at a more affordable price point for families traveling with children. Limiting the number of unhosted rentals to only the current number in Sunset Beach makes staying in Huntington Beach unaffordable and may drive tourism dollars to other beachside cities in the region.

Moreover, the California Coastal Act was created to protect and preserve California's iconic coastline and beaches and to ensure that everyone has maximum access to this precious resource. This access is being threatened by the high cost of coastal real estate, which has pushed many Californians to move inland, farther away from the coast in search of affordable housing. Numerous studies have found that while visiting the coast is highly desired by most Californians, many feel that a visit is too costly. Economy class hotels along the coast have closed at a far greater rate than other more expensive types of accommodations. The lack of affordable accommodation along the coast creates a significant barrier to access and makes it harder for low and middle-income families to visit. In this setting, short term rentals in communities like Huntington Beach offer a solution, allowing for the use of property otherwise unoccupied and may offer much needed income to hosts.

Finally, vacation rentals are an important option for travelers during the ongoing global pandemic. They enable guests to practice social distancing measures and minimize exposure to others while traveling. The Center for Disease Control (CDC) recently recognized STRs offer a safer travel experience relative to hotels, without the risk of commons spaces like lobbies or dining halls. Over the last six months, Airbnb introduced the first-ever overarching cleaning and

sanitization guidelines in the home sharing industry and evolved our health and safety practices to help ensure Airbnb hosts are providing the best and safest stays possible. Airbnb's Enhanced Cleaning Protocol was developed with guidance from leading experts in hospitality and medical hygiene. In an effort to reiterate our commitment to responsible travel and the well-being of our communities, we recently announced all hosts and guests must commit to Airbnb's COVID-19 Safety Practices, which include wearing a mask, practicing social distancing, and, for hosts and their teams, abiding by our expert-backed five-step enhanced cleaning process. This commitment will help safeguard the health and wellbeing of hosts, guests, their communities and governments.

### **3. Include language with which hosting platforms can reasonably comply**

We understand that the intent of Section 5.120.060 "Hosting Platform Responsibilities" is to prevent illegal short-term rental listings in Huntington Beach, and support this important goal. As written, however, hosting platforms will need to verify a registration number against a city registry before completing a booking. This would require the City to maintain a list of permitted units that is updated daily, but ideally in real time. In our experience, it has been difficult for cities -- even large cities with a large tourism base -- to update their registries consistently, creating uncertainty for everyone. This implementation scheme could be unduly burdensome for City staff and may result in some hosts being denied the opportunity to list their property for short-term rental on a hosting platform if the City is unable to maintain an up-to-date registry, raising the possibility of a due process legal challenge brought by hosts and hosting platforms.

In lieu of this administratively burdensome compliance framework and potential City exposure to litigation, the intent of the ordinance -- to prevent illegal listings from operating in the city -- can be better met by requiring hosting platforms to remove illegal listings upon notice from the City. This "notice and takedown" framework is what Airbnb has agreed to in Santa Monica, San Francisco and Seattle, as well as in smaller jurisdictions like Sacramento, Newport Beach, and El Segundo. We have found that this compliance framework is more transparent, addresses the City's desire to address bad-actor listings, and allows the City and hosting platforms to jointly implement an enforceable short-term regulatory framework.

To make notice and takedown easy for the City to implement, Airbnb is willing to provide a field into which hosts can input their City-issued permit number with their listings. The City can then check the listings against their permit records and notify a hosting platform of any violations, which the hosting platform then removes within a few days. In addition to having a permit number listed on its short-term rental advertisements, hosting platforms can also provide the City a list of all short-term rental advertisements and their corresponding permit numbers. Hosting platforms would not be able to re-advertise a listing that was previously taken down for short-term rental use until notified by the City that the listing is compliant.

### **4. Work together to protect quality of life in neighborhoods**

We appreciate that the City wants to protect public safety and neighborhood integrity, and stand ready to support your efforts to enforce regulations toward this goal. We would like to highlight a few ways in which we can work together.

In November 2019, Airbnb took a stand against “party houses” and formally banned them from our platform in accordance with our policies. We went on to expand on that ban with more transparency about the policy, including a ban on “open-invite” parties as well as large gatherings in apartment or condo buildings. Since then, we have ramped up enforcement on this policy, carrying out penalties for violators in markets like Los Angeles, Florida, Australia and more. Many of these suspensions and removals have stemmed from issues raised to us by neighbors through the Neighborhood Support Line. Launched in December 2019, this tool allows neighbors to reach Airbnb directly with their concerns and has proven important in our efforts to combat unauthorized gatherings.

To build on these efforts, we announced a global ban on all parties and events at Airbnb listings in August 2020, in accordance with our policies and in the interest of public health, until further notice. This was accompanied by a new occupancy cap of 16 people in a listing. This ban has been well received by our global host community, the majority of whom already prohibited parties in their listings’ House Rules. We also took measures within our platform to promote responsible behavior such as removing the “event-friendly” search filter and removing any “parties and events allowed” in listing advertisements.

In addition, we have a full-time team committed to engaging with local law enforcement partners to assist with investigations of criminal activity and ensure the safety of our community. Law enforcement officials can submit both standard and emergency requests via our Law Enforcement Portal.

\* \* \*

Thank you for the opportunity to submit comments on the proposed short-term rental ordinance. We look forward to continuing to work with Huntington Beach to bring the benefits of healthy and sustainable tourism to the City and its residents.

Sincerely,

A handwritten signature in black ink, appearing to read "John Choi". The signature is fluid and cursive, with the first name "John" and last name "Choi" clearly distinguishable.

John Choi  
Policy Manager, Airbnb

**Moore, Tania**

---

**From:** Toral Patel <toral.patel@airbnb.com>  
**Sent:** Friday, December 18, 2020 5:24 PM  
**To:** supplementalcomm@surfcity-hb.org  
**Subject:** Re: Huntington Beach City Council - Comment (Item 21)  
**Attachments:** Airbnb Letter to Huntington Beach City Council.pdf

My sincere apologies for the re-submission -- our previous letter contained an important typo. Please see attached for the correct version.

Many thanks,  
Toral

On Fri, Dec 18, 2020 at 5:00 PM Toral Patel <toral.patel@airbnb.com> wrote:

Thank you for the opportunity to provide inputs on the City's draft short-term rental regulations, Items 1 and 21 on the December 21, 2020 City Council agenda. Attached is Airbnb's comment letter for your consideration.

Best,  
Toral



Toral Patel  
Policy & Communications

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 12/21/2020

Agenda Item No.: 21 (20-2054)



December 21, 2020

Honorable Mayor and Members of the City Council  
Huntington Beach City Hall  
2000 Main Street  
Huntington Beach, CA 92648

Dear Mayor Carr and Honorable Members of the City Council,

On behalf of Airbnb, thank you for the opportunity to provide input as the City of Huntington Beach considers rules to legalize short-term rentals.

Since 2008, Airbnb has worked closely with hundreds of cities around the world to help communities realize the key benefits of STRs for residents, visitors, and local economies through fair, balanced regulations. Our mission is to create a world where people can belong through healthy travel that is local, authentic, diverse, inclusive and sustainable. Our accommodation marketplace provides access to about 5.6 million active listings in approximately 100,000 cities and more than 220 countries and regions. Hosts and guests directly contribute to local economies through transient occupancy tax, sales tax, and local business activity.

We appreciate your willingness to consider rules that legalize short-term rentals, and look forward to working with the City of Huntington Beach toward shared goals: preventing illegal listings, ensuring that the City receives tax revenues from short-term rental activity, and minimizing nuisances. However, we are concerned that the current ordinance on the agenda would negatively impact existing hosts of unhosted rentals outside of Sunset Beach and limit potential revenues for the City.

We ask the City Council to delay taking any action on the proposed short-term rental ordinance tonight, in order to allow time for continued discussion with hosts and hosting platforms on the following proposals.

**1. Allow *all* existing hosts an opportunity to obtain a permit**

The COVID-19 pandemic has had a disproportionate impact on the travel industry, including short-term rental hosts and small businesses who rely on economic activity generated by tourism in their communities. According to a global survey from November 2019, about one in five Airbnb hosts are retirees. Hosts are teachers (10%) and healthcare workers (9%). They are in hospitality

(7%), technology and retail (both 6%), and construction (5%). They are also artists (5%) and designers. Approximately half of our hosts reported that their short-term rental income helps them afford their housing and make ends meet. In the wake of a global pandemic and the record breaking number of layoffs, for many hosts, their short-term rental income will be even more important; for some, it may be their only source of income.

The proposed ordinance -- which would allow only hosts in Sunset Beach an opportunity to obtain a permit -- would have detrimental impacts on hosts *outside* of Sunset Beach who have come to rely on short-term rentals to supplement their income. Allowing all existing hosts an opportunity to obtain a permit would protect an important safety net at a time of great economic uncertainty. Moreover, it would significantly expand the amount of TOT and TBID revenues for the City, based on Lisa Wise Consulting's Fiscal Impact Analysis.

## **2. Consider allowing more unhosted rentals**

We urge the City to consider allowing unhosted rentals with reasonable limits, following the model of several Coastal cities like Long Beach, Oxnard and Oceanside. Unhosted rentals have provided low-cost options for Californians wishing to visit the coast for decades, offering a much different experience than staying in a hotel or camping. Huntington Beach's location makes it an attractive destination for families and visitors, who may prefer the conveniences that short-term rentals offer -- from greater privacy and access to a full kitchen, to gathering spaces and multiple bedrooms and bathrooms. Often, they are available at a more affordable price point for families traveling with children. Limiting the number of unhosted rentals to only the current number in Sunset Beach makes staying in Huntington Beach unaffordable and may drive tourism dollars to other beachside cities in the region.

Moreover, the California Coastal Act was created to protect and preserve California's iconic coastline and beaches and to ensure that everyone has maximum access to this precious resource. This access is being threatened by the high cost of coastal real estate, which has pushed many Californians to move inland, farther away from the coast in search of affordable housing. Numerous studies have found that while visiting the coast is highly desired by most Californians, many feel that a visit is too costly. Economy class hotels along the coast have closed at a far greater rate than other more expensive types of accommodations. The lack of affordable accommodation along the coast creates a significant barrier to access and makes it harder for low and middle-income families to visit. In this setting, short term rentals in communities like Huntington Beach offer a solution, allowing for the use of property otherwise unoccupied and may offer much needed income to hosts.

Finally, vacation rentals are an important option for travelers during the ongoing global pandemic. They enable guests to practice social distancing measures and minimize exposure to others while traveling. The Center for Disease Control (CDC) recently recognized STRs offer a safer travel experience relative to hotels, without the risk of commons spaces like lobbies or dining halls. Over the last six months, Airbnb introduced the first-ever overarching cleaning and

sanitization guidelines in the home sharing industry and evolved our health and safety practices to help ensure Airbnb hosts are providing the best and safest stays possible. Airbnb's Enhanced Cleaning Protocol was developed with guidance from leading experts in hospitality and medical hygiene. In an effort to reiterate our commitment to responsible travel and the well-being of our communities, we recently announced all hosts and guests must commit to Airbnb's COVID-19 Safety Practices, which include wearing a mask, practicing social distancing, and, for hosts and their teams, abiding by our expert-backed five-step enhanced cleaning process. This commitment will help safeguard the health and wellbeing of hosts, guests, their communities and governments.

### **3. Include language with which hosting platforms can reasonably comply**

We understand that the intent of Section 5.120.060 "Hosting Platform Responsibilities" is to prevent illegal short-term rental listings in Huntington Beach, and support this important goal. As written, however, hosting platforms will need to verify a registration number against a city registry before completing a booking. This would require the City to maintain a list of permitted units that is updated daily, but ideally in real time. In our experience, it has been difficult for cities -- even large cities with a large tourism base -- to update their registries consistently, creating uncertainty for everyone. This implementation scheme could be unduly burdensome for City staff and may result in some hosts being denied the opportunity to list their property for short-term rental on a hosting platform if the City is unable to maintain an up-to-date registry, raising the possibility of a due process legal challenge brought by hosts and hosting platforms.

In lieu of this administratively burdensome compliance framework and potential City exposure to litigation, the intent of the ordinance -- to prevent illegal listings from operating in the city -- can be better met by requiring hosting platforms to remove illegal listings upon notice from the City. This "notice and takedown" framework is what Airbnb has agreed to in Santa Monica, San Francisco and Seattle, as well as in smaller jurisdictions like Sacramento, Newport Beach, and El Segundo. We have found that this compliance framework is more transparent, addresses the City's desire to address bad-actor listings, and allows the City and hosting platforms to jointly implement an enforceable short-term regulatory framework.

To make notice and takedown easy for the City to implement, Airbnb is willing to provide a field into which hosts can input their City-issued permit number with their listings. The City can then check the listings against their permit records and notify a hosting platform of any violations, which the hosting platform then removes within a few days. In addition to having a permit number listed on its short-term rental advertisements, hosting platforms can also provide the City a list of all short-term rental advertisements and their corresponding permit numbers. Hosting platforms would not be able to re-advertise a listing that was previously taken down for short-term rental use until notified by the City that the listing is compliant.

### **4. Work together to protect quality of life in neighborhoods**

We appreciate that the City wants to protect public safety and neighborhood integrity, and stand ready to support your efforts to enforce regulations toward this goal. We would like to highlight a few ways in which we can work together.

In November 2019, Airbnb took a stand against “party houses” and formally banned them from our platform in accordance with our policies. We went on to expand on that ban with more transparency about the policy, including a ban on “open-invite” parties as well as large gatherings in apartment or condo buildings. Since then, we have ramped up enforcement on this policy, carrying out penalties for violators in markets like Los Angeles, Florida, Australia and more. Many of these suspensions and removals have stemmed from issues raised to us by neighbors through the Neighborhood Support Line. Launched in December 2019, this tool allows neighbors to reach Airbnb directly with their concerns and has proven important in our efforts to combat unauthorized gatherings.

To build on these efforts, we announced a global ban on all parties and events at Airbnb listings in August 2020, in accordance with our policies and in the interest of public health, until further notice. This was accompanied by a new occupancy cap of 16 people in a listing. This ban has been well received by our global host community, the majority of whom already prohibited parties in their listings’ House Rules. We also took measures within our platform to promote responsible behavior such as removing the “event-friendly” search filter and removing any “parties and events allowed” in listing advertisements.

In addition, we have a full-time team committed to engaging with local law enforcement partners to assist with investigations of criminal activity and ensure the safety of our community. Law enforcement officials can submit both standard and emergency requests via our Law Enforcement Portal.

\* \* \*

Thank you for the opportunity to submit comments on the proposed short-term rental ordinance. We look forward to continuing to work with Huntington Beach to bring the benefits of healthy and sustainable tourism to the City and its residents.

Sincerely,

A handwritten signature in black ink, appearing to read "John Choi". The signature is fluid and cursive, with the first name "John" and last name "Choi" clearly distinguishable.

John Choi  
Policy Manager, Airbnb

**Moore, Tania**

---

**From:** Fikes, Cathy  
**Sent:** Monday, December 21, 2020 9:59 AM  
**To:** Agenda Alerts  
**Subject:** FW: Short Term Rental Ordinance

**From:** Kim Kramer <kim@e-mailcom.com>  
**Sent:** Monday, December 21, 2020 8:59 AM  
**To:** CITY COUNCIL <city.council@surfcity-hb.org>  
**Cc:** Chi, Oliver <oliver.chi@surfcity-hb.org>; Luna-Reynosa, Ursula <ursula.luna-reynosa@surfcity-hb.org>  
**Subject:** Short Term Rental Ordinance

Dear City Council members,

I am always wary when special interest organizations, such as airbnb, get involved in our civic affairs to assist us in developing policy. As STRs have been illegal in Huntington Beach (Zone 1) since “forever,” I am wondering how helpful airbnb has been in supporting our City’s STR policy in the past. If airbnb had supported our existing policy (and ordinance), we would not currently have an STR issue. Sorry, but I question special interest organizations that have no special interests other than their own. Please consider this when you read their letter.

I understand that airbnb is now being “forced” to be good partners with us, but their recommendations, in my opinion, are not in the best interest of our City. We can always expand this new ordinance in the future and I caution against doing too much too soon. Future contraction is not an option. I support a conservative approach, strict enforcement, and distance and/or capping limits on STR permitting as was originally presented by the consultants, but somehow not included in the new ordinance.

I trust our new City Council will make the best decision on this very important issue and I wish you all the best in this regard.

Respectfully submitted,

**Kim Kramer**  
[kim@e-mailcom.com](mailto:kim@e-mailcom.com)

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 12/21/2020

Agenda Item No.: 21 (20-2054)

**Moore, Tania**

---

**From:** Kathryn Levassiur <levassiurk@gmail.com>  
**Sent:** Monday, December 21, 2020 9:28 AM  
**To:** supplementalcomm@surfcity-hb.org  
**Subject:** Public Comment Agenda Item 21

Dear City Clerk Estanislau,

The following is submitted for public comment as one example of the many priceless experiences short term rental guest have when they stay with our hosts in Huntington Beach:

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 12/21/2020

Agenda Item No.: 21 (20-2054)

Dear Sue

Hello, Sue! we're 4/5th Thank you for everything ♥

especially the paper ☺ we can use the boxes if you ☺

4/5th 4/13 4/14



I think we are doing something good because of you

kindness to love!



Thank you

And these remember our name

Two boys are John boys. The boy who wearing glass is John-son  
and brother is John-son

And really get to go on, like get to go on we are the sister



Beautiful family!



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/>

**Moore, Tania**

---

**From:** mmanansala@yahoo.com  
**Sent:** Monday, December 21, 2020 9:22 AM  
**To:** supplementalcomm@surfcity-hb.org  
**Subject:** Proposed STR Policies in Huntington Beach

Honorable Mayor and Member of City Council

My name is Michael Manansala and I am currently providing STR in HB through a local property management company. I appreciate that HB is finally addressing the STR issues. The proposed policy have potential negative impacts to all that may not get a permit and be grandfathered.

I am retired and depend on STR to support my family and provide charitable donations to those that are in need. Due to the economic uncertainties of today and such new policies I would have to make changes that may not be in my interest in the long run.

I believe that my STR provides HB far greater benefits than problems that it create. The benefits include more positive local economic vitality, diverse choices for visitors, and affordable lodging for families with children and additional revenues to the city.

I have a local management team that are in place to address quickly any negative issues such as trash, noise, parking, parties and others. I have canvassed my neighbors if my STR have resulted in such problems and no one has complained in my area.

I recommend the city provide all hosts obtain permits and grandfathered in, provide diverse choices for visitors, reasonable transparent actions targeted to illegal rentals and non-compliance to issues of trash, parties, parking , noise and other nuisance. Please consider other cities like Newport Beach that have successfully addressed such issues. These approaches should provide the greatest benefits and sustain a healthier community.

Thank you for the opportunity to express my viewpoints and concerns.

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 12/21/2020

Agenda Item No.: 21 (20-2034)

**Moore, Tania**

---

**From:** Kathryn Levassiur <levassiur@gmail.com>  
**Sent:** Monday, December 21, 2020 9:11 AM  
**To:** supplementalcomm@surfcity-hb.org  
**Subject:** Public Comment for Agenda Item 21  
**Attachments:** Short term rentals-Michael O.pdf

Dear City Clerk Estanislau,

The following is a public comment by Michael O. that was received through the alliance website. Attached is an original copy of the email:

"9-5-17

RE: Short Term Rentals in HB

My name is Michael O and I have lived in HB for 56 years. I have seen it grow from nothing to what it is today. I very much appreciated the City for opening up a dialogue to discuss how short term rental can affect our city.

Short term rentals help the City of HB. Short term rentals mainly service the part of the public that is NOT going to stay at our very large resorts. This results in MORE visitors being able to come and stay in our city. This results in more revenue for local businesses and tax revenue for the city.

Short term rentals do NOT pull potential business from the big resorts. People who use short term rentals will NEVER pay the big resort rates to stay in HB.

I would hope that the City would assist and nourish short term rentals in the City in order to bring additional revenues in to the City that would normally not be realized. Short term rentals are definitely a positive influence on the bottom line of the City without adding any virtual cost to the City.

Sincerely,

(signature)

Michael O.

Born and raised in Huntington Beach"

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 12/21/2020

Agenda Item No.: 21 (20-2054)



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/>

9-5-17

RE: Short Term Rentals in HB

To Whom It May Concern,

My name is Michael O and I have lived in HB for 56 years. I have seen it grow from nothing to what it is today. I very much appreciate the City for opening up a dialogue to discuss how short term rentals can affect our city.

Short term rentals help the City of HB. Short term rentals mainly service the part of the public that is NOT going to stay at our very large resorts. This results in MORE visitors being able to come and stay in our city. This results in more revenue for local businesses and tax revenue for the city.

Short term rentals do NOT pull potential business from the big resorts. People who use short term rentals will NEVER pay the big resort rates to stay in HB.

I would hope that the City would assist and nourish short term rentals in the City in order to bring additional revenues in to the City that would normally not be realized. Short term rentals are definitely a positive influence on the bottom line of the City without adding any virtual cost to the City.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael O.", with a stylized, cursive flourish at the end.

Michael O.

Born and raised in Huntington Beach

**Moore, Tania**

---

**From:** Kathryn Levassiur <levassiurk@gmail.com>  
**Sent:** Monday, December 21, 2020 8:55 AM  
**To:** supplementalcomm@surfcity-hb.org  
**Subject:** Public Comment for Agenda Item 21

Dear City Clerk Estanislau,

The following is a public comment submitted through the alliance website:

**“What group should we submit your comments under?”**

Host - I share my home with guests visiting Huntington Beach

**Your Letter/Comment**

I am a single mom who recently moved to California from Canada, with my daughter. I wanted to have a second room in my home for friends and family to come and stay with me, so that my daughter and I could stay connected with the community she grew up in. At first glance, this was cost-prohibitive as a single parent, until I considered AirBnB. As a host (actually, a Superhost!) I can rent out our extra room when I don't have personal guests. As an added bonus, my daughter is exposed to guests from all over the country and all over the world. Our guests are amazing people of all ages and backgrounds, who share their stories and their adventures with us, and my daughter's world has opened up because of our AirBnB experience. She is earning money and learning responsibility, as she does the majority of the cleaning for our guests, and she is meeting cool people who are doing really cool things. Some of our earliest guests were a lovely couple from France, who were moving here to open a restaurant. My daughter loves to cook, and the three of them quickly became fast friends. They cooked me a wonderful meal together and taught my daughter how to do some French cooking. During their stay, the couple got engaged and a few weeks later, we received an invitation to their wedding in Paris! Because of my earnings from AirBnB, I was able to accept this invitation and offer my daughter the incredible experience of a trip to France for the wedding, where we stayed in two different wonderful AirBnB's. The couple has now moved to Orange County and opened their restaurant, and we've had the opportunity to be their cheerleaders and build a friendship that would not have been possible without AirBnB.



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: 12/21/2020

Agenda Item No.: 21 (20-2054)

## Moore, Tania

---

**From:** Switzer, Donna  
**Sent:** Monday, December 21, 2020 11:29 AM  
**To:** Moore, Tania  
**Subject:** FW: Public Comment from Airbnb  
**Attachments:** image003.png; 201221 Airbnb Letter to Huntington Beach City Council-updated.pdf

Not sure if Robin forwarded this to you as well? So, if not, here it is.

Donna Switzer  
Deputy City Clerk  
City of Huntington Beach  
714-374-1649

**From:** Estanislau, Robin <Robin.Estanislau@surfcity-hb.org>  
**Sent:** Monday, December 21, 2020 11:05 AM  
**To:** Switzer, Donna <Donna.Switzer@surfcity-hb.org>  
**Subject:** Fwd: Public Comment from Airbnb

Sent from my iPad

Begin forwarded message:

**From:** Kathryn Levassiur <levassiurk@gmail.com>  
**Date:** December 21, 2020 at 10:24:23 AM PST  
**To:** "Estanislau, Robin" <Robin.Estanislau@surfcity-hb.org>  
**Subject:** Public Comment from Airbnb

Dear City Clerk Estanislau,

May I please ask you to confirm to me that you received the attached public comment that was sent directly from Airbnb, that it was distributed to all of the council members and relevant city staff ASAP and that it will be posted with the agenda item details today prior to the 4pm study session?

Thank you for your time and consideration.

**SUPPLEMENTAL  
COMMUNICATION**

Sincerely,

Kathryn Levassiur  
Huntington Beach Short-Term Rental Alliance

Meeting Date: 12/21/2020

Agenda Item No.: 21 (20-2054)

Cell: 714.343.7931

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



December 21, 2020

Honorable Mayor and Members of the City Council  
Huntington Beach City Hall  
2000 Main Street  
Huntington Beach, CA 92648

Dear Mayor Carr and Honorable Members of the City Council,

On behalf of Airbnb, thank you for the opportunity to provide input as the City of Huntington Beach considers rules to legalize short-term rentals.

Since 2008, Airbnb has worked closely with hundreds of cities around the world to help communities realize the key benefits of STRs for residents, visitors, and local economies through fair, balanced regulations. Our mission is to create a world where people can belong through healthy travel that is local, authentic, diverse, inclusive and sustainable. Our accommodation marketplace provides access to about 5.6 million active listings in approximately 100,000 cities and more than 220 countries and regions. Hosts and guests directly contribute to local economies through transient occupancy tax, sales tax, and local business activity.

We appreciate your willingness to consider rules that legalize short-term rentals, and look forward to working with the City of Huntington Beach toward shared goals: preventing illegal listings, ensuring that the City receives tax revenues from short-term rental activity, and minimizing nuisances. However, we are concerned that the current ordinance on the agenda would negatively impact existing hosts of unhosted rentals outside of Sunset Beach and limit potential revenues for the City.

We ask the City Council to delay taking any action on the proposed short-term rental ordinance tonight, in order to allow time for continued discussion with hosts and hosting platforms on the following proposals.

**1. Allow *all* existing hosts an opportunity to obtain a permit**

The COVID-19 pandemic has had a disproportionate impact on the travel industry, including short-term rental hosts and small businesses who rely on economic activity generated by tourism in their communities. According to a global survey from November 2019, about one in five Airbnb hosts are retirees. Hosts are teachers (10%) and healthcare workers (9%). They are in hospitality

(7%), technology and retail (both 6%), and construction (5%). They are also artists (5%) and designers. Approximately half of our hosts reported that their short-term rental income helps them afford their housing and make ends meet. In the wake of a global pandemic and the record breaking number of layoffs, for many hosts, their short-term rental income will be even more important; for some, it may be their only source of income.

The proposed ordinance -- which would allow only hosts in Sunset Beach an opportunity to obtain a permit -- would have detrimental impacts on hosts *outside* of Sunset Beach who have come to rely on short-term rentals to supplement their income. Allowing all existing hosts an opportunity to obtain a permit would protect an important safety net at a time of great economic uncertainty. Moreover, it would significantly expand the amount of TOT and TBID revenues for the City, based on Lisa Wise Consulting's Fiscal Impact Analysis.

## **2. Consider allowing more unhosted rentals**

We urge the City to consider allowing unhosted rentals with reasonable limits, following the model of several Coastal cities like Long Beach, Oxnard and Oceanside. Unhosted rentals have provided low-cost options for Californians wishing to visit the coast for decades, offering a much different experience than staying in a hotel or camping. Huntington Beach's location makes it an attractive destination for families and visitors, who may prefer the conveniences that short-term rentals offer -- from greater privacy and access to a full kitchen, to gathering spaces and multiple bedrooms and bathrooms. Often, they are available at a more affordable price point for families traveling with children. Limiting the number of unhosted rentals to only the current number in Sunset Beach makes staying in Huntington Beach unaffordable and may drive tourism dollars to other beachside cities in the region.

Moreover, the California Coastal Act was created to protect and preserve California's iconic coastline and beaches and to ensure that everyone has maximum access to this precious resource. This access is being threatened by the high cost of coastal real estate, which has pushed many Californians to move inland, farther away from the coast in search of affordable housing. Numerous studies have found that while visiting the coast is highly desired by most Californians, many feel that a visit is too costly. Economy class hotels along the coast have closed at a far greater rate than other more expensive types of accommodations. The lack of affordable accommodation along the coast creates a significant barrier to access and makes it harder for low and middle-income families to visit. In this setting, short term rentals in communities like Huntington Beach offer a solution, allowing for the use of property otherwise unoccupied and may offer much needed income to hosts.

Finally, vacation rentals are an important option for travelers during the ongoing global pandemic. They enable guests to practice social distancing measures and minimize exposure to others while traveling. The Center for Disease Control (CDC) recently recognized STRs offer a safer travel experience relative to hotels, without the risk of commons spaces like lobbies or dining halls. Over the last six months, Airbnb introduced the first-ever overarching cleaning and

sanitization guidelines in the home sharing industry and evolved our health and safety practices to help ensure Airbnb hosts are providing the best and safest stays possible. Airbnb's Enhanced Cleaning Protocol was developed with guidance from leading experts in hospitality and medical hygiene. In an effort to reiterate our commitment to responsible travel and the well-being of our communities, we recently announced all hosts and guests must commit to Airbnb's COVID-19 Safety Practices, which include wearing a mask, practicing social distancing, and, for hosts and their teams, abiding by our expert-backed five-step enhanced cleaning process. This commitment will help safeguard the health and wellbeing of hosts, guests, their communities and governments.

### **3. Include language with which hosting platforms can reasonably comply**

We understand that the intent of Section 5.120.060 "Hosting Platform Responsibilities" is to prevent illegal short-term rental listings in Huntington Beach, and support this important goal. As written, however, hosting platforms will need to verify a registration number against a city registry before completing a booking. This would require the City to maintain a list of permitted units that is updated daily, but ideally in real time. In our experience, it has been difficult for cities -- even large cities with a large tourism base -- to update their registries consistently, creating uncertainty for everyone. This implementation scheme could be unduly burdensome for City staff and may result in some hosts being denied the opportunity to list their property for short-term rental on a hosting platform if the City is unable to maintain an up-to-date registry, raising the possibility of a due process legal challenge brought by hosts and hosting platforms.

In lieu of this administratively burdensome compliance framework and potential City exposure to litigation, the intent of the ordinance -- to prevent illegal listings from operating in the city -- can be better met by requiring hosting platforms to remove illegal listings upon notice from the City. This "notice and takedown" framework is what Airbnb has agreed to in Santa Monica, San Francisco and Seattle, as well as in smaller jurisdictions like Sacramento, Newport Beach, and El Segundo. We have found that this compliance framework is more transparent, addresses the City's desire to address bad-actor listings, and allows the City and hosting platforms to jointly implement an enforceable short-term regulatory framework.

To make notice and takedown easy for the City to implement, Airbnb is willing to provide a field into which hosts can input their City-issued permit number with their listings. The City can then check the listings against their permit records and notify a hosting platform of any violations, which the hosting platform then removes within a few days. In addition to having a permit number listed on its short-term rental advertisements, hosting platforms can also provide the City a list of all short-term rental advertisements and their corresponding permit numbers. Hosting platforms would not be able to re-advertise a listing that was previously taken down for short-term rental use until notified by the City that the listing is compliant.

### **4. Work together to protect quality of life in neighborhoods**

We appreciate that the City wants to protect public safety and neighborhood integrity, and stand ready to support your efforts to enforce regulations toward this goal. We would like to highlight a few ways in which we can work together.

In November 2019, Airbnb took a stand against “party houses” and formally banned them from our platform in accordance with our policies. We went on to expand on that ban with more transparency about the policy, including a ban on “open-invite” parties as well as large gatherings in apartment or condo buildings. Since then, we have ramped up enforcement on this policy, carrying out penalties for violators in markets like Los Angeles, Florida, Australia and more. Many of these suspensions and removals have stemmed from issues raised to us by neighbors through the Neighborhood Support Line. Launched in December 2019, this tool allows neighbors to reach Airbnb directly with their concerns and has proven important in our efforts to combat unauthorized gatherings.

To build on these efforts, we announced a global ban on all parties and events at Airbnb listings in August 2020, in accordance with our policies and in the interest of public health, until further notice. This was accompanied by a new occupancy cap of 16 people in a listing. This ban has been well received by our global host community, the majority of whom already prohibited parties in their listings’ House Rules. We also took measures within our platform to promote responsible behavior such as removing the “event-friendly” search filter and removing any “parties and events allowed” in listing advertisements.

In addition, we have a full-time team committed to engaging with local law enforcement partners to assist with investigations of criminal activity and ensure the safety of our community. Law enforcement officials can submit both standard and emergency requests via our Law Enforcement Portal.

\* \* \*

Thank you for the opportunity to submit comments on the proposed short-term rental ordinance. We look forward to continuing to work with Huntington Beach to bring the benefits of healthy and sustainable tourism to the City and its residents.

Sincerely,

A handwritten signature in black ink, appearing to read "John Choi". The signature is fluid and cursive, with the first name "John" and last name "Choi" clearly distinguishable.

John Choi  
Policy Manager, Airbnb

**Moore, Tania**

---

**From:** Bob Delmer <bobdelmer@hotmail.com>  
**Sent:** Monday, December 21, 2020 1:06 PM  
**To:** supplementalcomm@surfcity-hb.org  
**Subject:** Short term rentals

We are very much in favor of short term rentals and how they have helped our family and the hundreds of families that were able to vacation in HB at a reasonable price. We feel the rules you are proposing are overly restrictive and we feel current unhosted rentals should be grandfathered in just like Sunset Beach.

Thank you, Bob and Sue Delmer

Get [Outlook for Android](#)

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 12/21/2020

Agenda Item No.: 21 (20-2054)

**Moore, Tania**

---

**From:** mirta deegan <mirtad1@yahoo.com>  
**Sent:** Monday, December 21, 2020 12:50 PM  
**To:** supplementalcomm@surfcity-hb.org  
**Subject:** STR in Huntington Beach and Sunset Beach

I am requesting a delay on the vote for a new ordinance that allows all existing short term rental operators in Huntington Beach and Sunset Beach the opportunity to apply for permits.

Short term rental hosts support small businesses and are good for the local economy.

Thanks

Mirta Seitz

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 12/21/2020

Agenda Item No.: 21 (20-2054)

**Moore, Tania**

---

**From:** Jean Young <visitbeautifullongbeach@gmail.com>  
**Sent:** Monday, December 21, 2020 12:05 PM  
**To:** supplementalcomm@surfcity-hb.org  
**Subject:** Public Comment on Agenda Item #21 Ordinance No. 4224 HB Muni Code (Short-Term Rentals)

December 21, 2020

Honorable Mayor and Huntington Beach City Council Members  
City Hall  
2000 Main Street  
Huntington Beach, CA 92648

Dear Mayor Carr and Honorable Members of the City Council,

As a leader with the Long Beach Hosting Club, I support Huntington Beach Short Term Rental Alliance's position that this ordinance bring both home sharing and vacation rentals into approved use at the same time.

Please delay the vote until the ordinance can be drafted such that **all** STR operators in Sunset and Huntington Beach have the opportunity to apply for permits.

Long Beach chose to economically empower **all** small neighborhood entrepreneurs by including both home sharers and vacation rentals in the city's final ordinance.

Short term rentals fill an important need. They provide temporary housing to medical staff and essential workers during the pandemic. In better times, short term rentals offer tourists, many of whom could not afford other lodging options, the opportunity to experience the natural beauty of California's coastline.

The Long Beach STR program addresses both in-home hosts and vacation rentals with an on-line registration process that is seamless and easy to understand.

Long Beach determined that including vacation rentals in their ordinance levels the playing field and ensures the same level of city governance and compliance as with hosted units, while adding much needed tax revenue.

Please follow in City of Long Beach footsteps by legalizing both vacation rentals and home sharers alike through one comprehensive ordinance.

With gratitude and thanks,

Jean Young  
Long Beach Hosting Club  
562-857-2427  
[visitbeautifullongbeach@gmail.com](mailto:visitbeautifullongbeach@gmail.com)

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 12/21/2020

Agenda Item No.: 21 (20-2054)

**Moore, Tania**

---

**From:** Steve Nguyen <steve.surfcity@gmail.com>  
**Sent:** Monday, December 21, 2020 12:57 PM  
**To:** supplementalcomm@surfcity-hb.org  
**Subject:** Short Term Rental (STR) Regulations in Huntington Beach

Dear 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 real and 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

I would like to see the proposed regulation to:

1. Allow hosted STRs citywide
2. Allow unhosted STR citywide that are well managed (with some form of monitoring)

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

- \* STR have existed in HB since the 1950s. The modern way people travel and the choices people make have outpaced the City's regulations on rentals.
- \* 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, long term rentals, and short term rentals. 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.

**SUPPLEMENTAL  
COMMUNICATION**

Steve

Meeting Date: 12/21/2020

Agenda Item No.: 21 (20-2054)

**Moore, Tania**

---

**From:** C Christensen <cchristensenhb@gmail.com>  
**Sent:** Monday, December 21, 2020 1:39 PM  
**To:** supplementalcomm@surfcity-hb.org  
**Subject:** Short Term Rentals - Huntington Beach sub area 3`  
**Attachments:** Clark and Jennifer Christensen - STR.pdf

Please see attached pdf

Thanks,  
Clark and Jennifer Christensen  
15 Glen Rock Dr.  
The Hills, TX 78738  
mobile (949) 433-0867

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 12/21/2020

Agenda Item No.: 21 (20-2054)

# MEMO

To: City of Huntington Beach  
From: Jennifer Christensen, MD & Clark Christensen, MBA  
Date: December 21, 2020  
Subject: Short-Term Rental Homes – Huntington Beach sub area 3

As current homeowners of a townhouse near Beach Blvd. & Atlanta Ave., we would like to add our thoughts and opinions to be considered for the proposed ordinance regulating short-term rental homes.

As residents of Huntington Beach from 1998 – 2013, we are thankful for all that Huntington Beach offered to us and our two children. The environment and primary education provided us with much more than we expected with our children thriving at Heritage Montessori, The Pegasus School, and Seacliff Elementary. However; in 2013 we relocated to Austin, Texas for career opportunities not available in Southern California at the time.

Since then we have been renting our townhouse to one family for the entire time and haven't been able to return to Huntington Beach and stay in contact with friends and neighbors as much as we would have liked.

For our family, we would love to have the opportunity to use our townhouse as our vacation home to re-engage with the community and occasionally rent out the property as a short-term rental to make it financially possible. We yearn for Sunday morning family breakfasts at the Sugar Shack and for Edison High Football games.

We believe that with strong local property management in Huntington Beach it will be possible to provide our townhouse as a short term rental to the right people by using appropriate requirements, despite currently living in Austin, Texas.

Modern technology linked to our mobile phones, such as Ring doorbells providing high definition video & audio with motion detection, will allow us to prevent noise complaints and other problems by having our local property managers respond to issues at the property before they become a noticable nuisance to neighbors.

Jennifer graduated from UC Irvine College of Medicine in 2004 as a Medical Doctor & finished her residency in Pediatrics in 2007. From 2007 - 2013, she worked at Pediatric Care Medical Group in Huntington Beach with Dr. Qaundah & Dr. Cornelsen and treated newborns through teens for thousands of Huntington Beach families.

Clark graduated from the Paul Merage School of Business at UC Irvine in 1992 with an MBA and worked at several Orange County companies, including Allergan in Irvine. Clark had been a life long resident of Orange County until our move seven years ago.

Our entire family longs to return to Huntington Beach often by using our property as both a vacation home and short term rental, with Clark and Jennifer hoping to return home to HB for their retirement in the future.

Please take into consideration the impact of technology and effective local property management in making your decision regarding short-term rentals.

Thank you for your time.

## Moore, Tania

---

**From:** Mike Hermanns <mike.hermanns@gmail.com>  
**Sent:** Monday, December 21, 2020 1:52 PM  
**To:** supplementalcomm@surfcity-hb.org  
**Subject:** Testimony in favor of Short term lodging permits opposing proposed ordinance Chapter 5-120

Good evening members of the board and everybody listening. I own a licensed vacation rental in Newport Beach and a few furnished rentals in Huntington Beach for over 20 years now. We request that the city Council adopt regulations similar to Newport Beach for downtown Huntington Beach homes, rather than to restrict short term lodging permits to Sunset Beach and folks that live in there vacation rental or within 500 feet. I am opposed to the regulation Please remove the restriction that the owner must live in the property or be within 500 feet and remain at the property during the guest stay only leaving for work. During a pandemic, is this even a safe arrangement? What happens if you have guests asking to visit with little access to vaccination or high rates of infection, can you legally decline to share your home?

I was born and raised in Huntington Beach. I went to Edison high school and my parents owned two shops in Old World Village. The reason I bring up Old World Village is because it is a mixed use property meaning that there is retail downstairs and a residences upstairs. In 1978 the code stated that only the owner of the property could live above the retail establishment. This was very restrictive, They could not move to a larger home and they could not rent out their property. This poorly written code was eventually changed after years of working with city council. My point being that some regulations just don't make sense, or are not fitting with the times. The regulation that is on the agenda today is one of them. I appreciate that you are considering changing the code but what you were proposing is not a step forward it is very limiting and restrictive and not fair. You are forcing us to only rent to families that want to come to town for 30 days or more or we have to live in the property with the people that we rent to, an exposing choice in the best of times, much less Covid, unless we live in Sunset Beach.

The benefits of short term furnished housing in Huntington Beach far out way the negatives Bringing in extra income for local businesses and for the city in the form of short term lodging tax if you allow it and providing temporary housing for local families. For example we all know about the castle house burning down. Where is he going to live while his house is being rebuilt in a hotel, at a friend's house? A furnished home near his home would be a great solution.

Currently I'm hosting a local family with 2 children that needed to relocate while the extensive water damage at their HB home is being repaired. Their primary residence is just a few blocks from my furnished rental. Initially, their insurance company would only approve them for a two week stay but has extend them at two week intervals and we are now up to three months, had I had a 30 day minimum my home would not shown up in the search results and they may have ended up in a hotel rather than in my home just the blocks away from there home. Their children are able to stay close to school and friends and everyone has the space that they need. They continue to shop and order in from the same businesses. This has been a win-win for both of us. I guarantee you that neither of us are interested in sharing the house which is what your new code is proposing, Especially during a pandemic.

Naturally, responsible management is key to making short term single family rentals work well in a community. We would like your amendment to propose best practices and three-strikes system. We know our neighbors and they have our direct number, and know that they can reach out to us directly should a problem with our tenants arise. Our response time is under 10 minutes as I live downtown Huntington Beach, I will be within 500 feet. When I'm out of town, I have my manager in place who lives in Huntington Beach to take care of any issues.

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 12/21/2020

Agenda Item No.: 21 (20-2054)

Of course inconvenient noises or loud groups may get through, but how is that different from any other rental category?

I also on a Triplex in Huntington Beach in HB with long-term tenants for 28 years now and I can tell you that the problems I've had with long-term tenants are worse than I've had with short term tenants, as I have a quicker course of action and wider range of action on short term problems: I can kick them out!

With proper oversight, most of the inconvenience caused by visitors can be mitigated. Most of all, more members of the HB community can benefit from visitor income, and more areas of the community can receive visitor traffic.

Can you speak to why the council has taken the direction of limiting STRs to shared spaces? What were the results of the survey that we filled out and to see how many people oppose short term rentals and how many are in favor of them. I'm sure there were a lot of good ideas in that survey and I know I had a few but none of them seem to have been acknowledged. about 5 years ago I came to one of meetings when the topic of vacation rentals was discussed and the number of people supporting vacation rentals far outnumbered people opposing them, I remember only one person that opposed them and she was not a property owner and her concern was that rents are too high as the result of vacation rentals, an overstated cause at best. Higher rent is the result of peoples mortgage payments and property value.

The people that called in supporting vacation rentals were by far the majority in the call last month too, I think there was only one call opposing them. I don't understand why the council has decided to take this avenue and lose all of his potential short term lodging tax money. Where are all of the people that are complaining about short term rentals? Why not write legislation to address their complaints rather than completely shut down an entire industry? You're taking away jobs from local property managers and cleaners.

As a lifetime resident of Huntington Beach I can remember the arcade underneath the pier and all of the fields and open spaces that no longer exist, this town has changed dramatically and become a vacation destination and the rules should change with it. We are offering a service that benefits the community in many ways.

Just to be clear, I am opposed to regulation to only allow short-term lodging permits to people that live on site or within 500 feet of the vacation rental or that live in Sunset beach, it sounds like you just want a whole bunch of bed-and-breakfast establishments in Huntington Beach but the homes in HB are not configured in such a manner.

I find it unfair that one portion of the city is allowed to proceed with short term lodging permits while the other is being denied.

For me it is very convenient to be able to use my house when I want to use, Offer it up to family and friends, donate it to charity organizations for time periods, offer local family a home during construction, water damage or fire or when they sell their house and they need to buy a new home and there's a downtime in between. It is a lot of work to manage a vacation rental properly, we are creating jobs and I would be happy to pay short term lodging tax to the city of Huntington Beach as well.

Bad managers

The three major problems with vacation rentals in our neighborhood are trash, parking and noise all easily managed with proper regulations and good management.

I feel that regulation should be put in place so that the bad managers are removed. Airbnb and these other portals have made it too easy for anyone to become a host and some of them are bad managers; those are the ones that should be shut down not the ones that are well managed.

The technology is here with Ring doorbell's, noise sensing devices that can report how many people are in the property, giving us the tools to regulate our rental.

In Newport Beach the police have the ability to remove a tenant that has violated the terms. Please give us ability to do the same and you will see the city of HB's income go up and the problems go down.

#### Screening

I do not rent to party groups and I screen people who rent my home and I make it very clear in my description that I only accept families not party groups. We meet the people at the home and check them in, go over the rules and rarely have issues. Homes are a much better solution for a lot of families with small children than hotels. During a pandemic, who wants to stay in a hotel and leave grandma and your niece with asthma at home; the house is a great solution.

The current regulation that you are proposing is going to eliminate most of the vacation rentals in Huntington Beach along with the extra tax revenue. I don't know how many people who are living in their home want to rent out rooms, that sounds like a potentially desperate person to me. I have a family and don't want strangers in my home, especially in the middle of a pandemic. Furthermore, this code that you are proposing seems like it will allow somebody who is leasing a house Long term to sublet rooms on Airbnb to strangers and profit money on my house, rather than the owner from the long term rent, this just doesn't seem fair to me as the property owner.

Again I disagree with your decision to only allow short term lodging permits to people that either live or are within 500 feet of the rental. Please give us an opportunity to prove to you that with proper regulation and rules we can manage our properties without disrupting the community and if we fail then you can remove the permit. Follow the example of Newport Beach. They allow three strikes per year and then you're done with no more permit. Of course this allows whistleblowers to walk around and shut people down so it has to be within reason but please do something that is more reasonable than what you are proposing.

Finally, consider this members of the board. Eventually, you're going to have a slab leak or a breach in your water line and your house will have water damage and will become unlivable for months. You're going to need temporary housing and you're going to want to be close to your home where you can manage the repairs, keep your children in school and be able to go to work. If you pass this law there will be fewer choices and you may end up in a hotel for months. Or driving for miles from your rental to school, to your sports games and friends.

Thank you for your time and consideration.

Mike Hermanns 808-652-7809

**Moore, Tania**

---

**From:** Schantie <schantie@yahoo.com>  
**Sent:** Monday, December 21, 2020 2:00 PM  
**To:** supplementalcomm@surfcity-hb.org  
**Subject:** opposition to chapter 5.120 as it is currently written

Dear Council members,

I am opposed to chapter 5.120.010

Despite a lot of community comment in support of STR's in the downtown and city-wide areas, the council seems to be proceeding with limiting STRs to the Sunset Beach area, leaving \$700K+ TOT revenue on the table and leaving many residents and areas of the community out of the chance to benefit from visitor spending.

Why can't the council come up with an ordinance similar to Newport Beach? My husband and I own a rental management company based in Huntington Beach, and this ordinance will effectively shut our business down.

Best,  
Chanti Mahalaha

808-652-1532

**SUPPLEMENTAL  
COMMUNICATION**

Meeting Date: 12/21/2020

Agenda Item No.: 21 (20-2054)