



A new short-term rental property in Joshua Tree, Calif. Two years ago, Somewhere, a property development company, bought this piece of land for \$40,000. The listing is now renting for \$1,031 a night. Cody James for The New York Times

San Bernardino County officials [temporarily stopped](#) issuing permits last month for new Airbnbs and other vacation rentals over concerns that a [tourism boom is pricing out locals](#) in trendy desert getaways such as Joshua Tree.

Officials in Marin County instated a [two-year moratorium](#) this year on new short-term rentals in its western coastal communities. San Diego also [approved a cap](#) that is expected to cut vacation rentals in the city by nearly half.

Restrictions on home-sharing services in California are nothing new. [Santa Monica](#), [Sausalito](#) and San Francisco, where Airbnb is based, have had such regulations for years.

But local officials in the Golden State appear to be increasingly revisiting these rules after demand for short-term rentals [exploded during the pandemic](#) and Americans chose to rent homes instead of hotels to ensure Covid bubbles or to have more space for remote work and relaxation.

Limits on short-term rentals, usually defined as a stay of 30 days or fewer, are often framed as a way to maintain affordable housing in California. It's a worthy cause in a state that has [painfully high rents](#) and that is home to more than half of the nation's unsheltered homeless population.

“Shortage of long-term housing, particularly on the coast, has reached a critical point,” said Dennis Rodoni, a Marin County supervisor who represents coastal Marin, [according to CBS News](#). “More and more working families are being displaced.”

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The advertisement is a rectangular box. On the left side, there is a photograph of a woman with red hair, wearing a black and white patterned jacket, standing in front of an American flag. On the right side, there is a white background with a logo at the top consisting of a sun with rays and a blue arc below it. Below the logo, the text reads: "USA Government Will Cover The Full Cost To Install Solar If You Live In These Zip Codes". Underneath this text is a black button with the white text "Learn More". At the bottom of the advertisement, it says "Sponsored By | Solar Advice Today".

But the idea that a proliferation of short-term rentals is leading to higher rents for people looking for permanent housing is only partly true, experts told me.

In touristy areas, such as Joshua Tree and Venice Beach, some houses and apartments that were previously rented out for a year at a time have likely been converted to short-term rentals. That shift can limit the number of available long-term rentals and make it difficult for locals to stay in communities where they work and where their children go to school.

“It’s a supply-and-demand story,” said Richard K. Green, a professor at the University of Southern California and the director of the school’s Lusk Center for Real Estate.

But Green warned that it was unclear how many short-term rentals were actually previously leased to local residents. Many short-term rentals listed on sites like Airbnb may have always been vacation rentals, but weren't as easily accessible or centralized before the emergence of these online platforms, he said. Others could be locals making some extra cash by renting out a room in their home or, when they're out of town, the entire space.

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Banning home-sharing services could “actually prevent some people from being able to afford living in some places,” Green told me.

In reality, restrictions on short-term rentals are often less about creating affordable housing and more about preserving the culture of cities, experts say. People don't want their residential streets lined with visitors' cars or tourists changing the vibe of their neighborhoods.

In Stinson Beach, one of the communities in Marin where new Airbnbs are now banned, locals worry about “the transition of a once hippieish, beachy town into more of an exclusive seaside playground,” [The San Francisco Chronicle recently reported](#).

Indeed, the very communities that are strictly limiting short-term rentals are often the same ones that don't want to create more housing in their communities, experts say.

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An advertisement for Charles Tyrwhitt shirts. On the left, there is a stack of five folded shirts: a dark blue denim shirt on top, followed by a light blue and white striped shirt, a light blue shirt, an orange shirt, and a light blue shirt at the bottom. To the right of the shirts, the text reads "3 SHIRTS FOR \$89" in a large, bold, serif font. Below this, it says "6-MONTH RETURNS" in a smaller, all-caps, sans-serif font. At the bottom of this text block is a dark blue rectangular button with the words "SHOP NOW" in white, all-caps, sans-serif font. To the right of the text, the Charles Tyrwhitt logo is displayed, consisting of the brand name "CHARLES TYRWHITT" in a serif font, with a decorative flourish underneath, and "JERMYN STREET LONDON" in a smaller, all-caps, sans-serif font below that.

3 SHIRTS FOR  
**\$89**  
6-MONTH RETURNS  
[SHOP NOW](#)

CHARLES  
TYRWHITT  
JERMYN STREET LONDON

If their primary concern was affordability for renters, “there’s a solution to that: build more housing,” said Michael Manville, an associate professor of urban planning at the U.C.L.A. Luskin School of Public Affairs.

“If you believe that the available supply influences the price renters face, the surest way to address that is to build apartments,” Manville told me. “The most uncertain way is to limit short-term rentals.”

That may be possible in urban hot spots. But in some affected vacation areas, it’s not necessarily easy to build a lot more housing.

In Stinson Beach, nestled between the ocean and steep hills, additional development is [constrained by coastal protections](#) and a lack of room to build.

In Joshua Tree, environmentalists worry that development is threatening the western Joshua trees themselves. They are pushing to permanently protect the trees as an endangered species, which would make construction more difficult. And because tourist demand is so high, investors are seeing bigger returns from building short-term rentals than other types of housing.

**For more:**

- Airbnb recently announced [a permanent ban on parties](#).
- The areas where short-term rentals were [most profitable in 2021](#).
- California’s housing crisis and [the fight over 20 townhomes](#).



## If you read one story, make it this

[Gov. Gavin Newsom is poised to sign legislation](#) that would provide a minimum award of \$10,000 to residents who successfully sue makers of illegal guns.

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## The rest of the news

- **Big Ten:** Gov. Newsom is demanding answers from U.C.L.A. on how the move to the Big Ten Conference will benefit all student-athletes, [The Associated Press reports](#).
- **Crypto campaign donations:** Candidates for state and local offices in California will soon be able to accept cryptocurrency campaign donations, [The Associated Press reports](#).
- **Bees:** The California Department of Pesticide Regulation has proposed rules that would restrict the use of four pesticides that are harmful to bees, [CalMatters reports](#).
- **Homegrown meat:** California became the first state to invest billions in the lab-grown meat industry, [The San Francisco Chronicle reports](#).

### SOUTHERN CALIFORNIA

- **Shuttle crash:** Two people are in serious condition after a shuttle bus crash at Los Angeles International Airport, [The Los Angeles Times reports](#).
- **One America News:** One America News, based in San Diego, is being dropped by another major cable operator, [The Los Angeles Times reports](#).
- **Attempted kidnapping:** A woman was arrested on kidnapping and child-stealing charges after she posed as a nurse, gained access to a maternity ward and tried to [steal a baby from a patient's room](#) at a hospital in Moreno Valley.

### CENTRAL CALIFORNIA

- **VR theater:** A theater near Yosemite is now home to the first permanent virtual reality cinema in the United States, [The Fresno Bee reports](#).

#### NORTHERN CALIFORNIA

- **Diego Rivera:** The artist's famous fresco will be closed to the public following the shutdown of the San Francisco Art Institute, [The San Francisco Chronicle reports](#).
- **Transfer:** A fourth person has died after being transferred out of Laguna Honda Hospital and Rehabilitation Center in San Francisco as part of a federally mandated closure plan, [MSN reports](#).
- **Protest:** Truckers protesting a state labor law have effectively shut down cargo operations at the [Port of Oakland](#).



Jessica Emily Marx for The New York Times

## What we're eating

[Grilled chicken thighs](#) with spicy cashews.

## Where we're traveling

Today's tip comes from Mary Ann Mitchell, who lives in Folsom. Mary Ann recommends [Point Cabrillo Light Station State Historic Park](#) in Mendocino:

“When you arrive, you can wander the trails along the coastline. My husband and I love watching the various seabirds soar through the sky. The sea lions are sunning on the rocks while the waves crash around them. The gem of this park is the lighthouse. There is a small gift shop and museum to explore, and the people working inside provide lots of history. There are also three former lighthouse keepers' homes on the site. Two can be rented, and one is a museum. It's so interesting to see how the lighthouse keepers lived. There are a few picnic tables near the lighthouse and the entry. Both make great places for a snack or lunch. It's a place to recharge our batteries. It's amazing.”

**Tell us about your favorite places to visit in California.** Email your suggestions to [CAtoday@nytimes.com](mailto:CAtoday@nytimes.com). We'll be sharing more in upcoming editions of the newsletter.

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## Tell us

As water restrictions take their toll on Southern California, **tell us:** What's going on with your lawn? Are you trying to keep your grass green? Or did the drought prompt you to rip out your grass?

Let us know at [CAtoday@nytimes.com](mailto:CAtoday@nytimes.com). Please include your name and location.

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## And, before you go, some good news

When Mark Nicco decided it was time to sell his bar in San Francisco, he wanted to find someone who would keep his family's legacy alive.

The property in North Beach, the heart of the city’s Italian community, was first purchased by Nicco’s grandfather in the 1920s. He opened a dry cleaning business there and, after Prohibition ended, a cafe that served alcohol.

Now it’s Tony Nik’s, a low-key bar that Nicco has run for the past 21 years. He appreciates that his business isn’t like the raucous nightclubs and music venues that are common in North Beach, he said.

“I think we buck that reputation,” Nicco told SFGate. “Once people discover us, they just see how different we are.”

So Nicco decided to give his bar to someone who would help keep it as is. Earlier this month, he handed over the keys to one of the longtime bartenders.

[Read the full story in SFGate.](#)

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***Thanks for reading. I’ll be back on Monday. — Soumya***

*P.S. Here’s [today’s Mini Crossword](#), and a clue: Pet that enjoys basking in a patch of sunlight (three letters).*

*Isabella Grullón Paz and Briana Scalia contributed to California Today. You can reach the team at [CAtoday@nytimes.com](mailto:CAtoday@nytimes.com).*

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