

Public Comments

Agenda Item 10 – Short-term Rental

Written Comments Received By 12pm on 10/10/2022



October 10, 2022

City Council Meeting

From: Cindy Abbott [REDACTED]
Sent: Monday, October 10, 2022 12:52 PM
To: Bier, Mary; Bigstych, Tygarjas; Beckmeyer, Sue; O'Neill, Mike; Vaterlaus, Sue
Cc: Public Comment; Coffey, Sarah
Subject: Public Comment Regarding City Council Oct 10, 2022, Meeting Agenda Item #10, Short Term Rentals

[CAUTION: External Email]

Dear Mayor and City Council Members,

I was pleased to see the follow-up about short term rentals (STRs) that had been requested earlier in the year on tonight's City Council agenda. There is a growing impact in the West Sharp Park neighborhood where I live, as former residential homes — places where there were neighbors who knew each other either by name or sight and looked out for each other — are disappearing. This has the impact of completely changing neighborhood character and impacting our limited housing stock.

I am requesting that City Council:

- Implement a moratorium before the end of the year that places a hold on any new STRs in the City of Pacifica;
- Places a review of STRs and updates to the Ordinance on the 2023-2024 staff work plan; and,
- Review impact by neighborhood, versus the city as a whole.

I've been shocked to look at STR websites to see numerous former residential properties now being operated as whole house, unhosted STRs. The intention of the sharing economy is to provide opportunity for homeowners to create a welcoming space in their homes for occasional visitors. What is taking place instead is a shift to residential property purchases for the sole intention of running a commercial business in a residential neighborhood.

One such property recently opened across the street from me. This development was a concern to the neighborhood due to the size of the new build being proposed on a small 2,500 sf original beach lot. Neighbors spoke at the Planning Commission meeting about the project, noting there wasn't adequate parking, no garage and overbuilding a large home to the very edges of a very small lot. The developer at that hearing indicated how they were only looking to provide affordable housing for their family or friends. Many neighbors also shared how they were looking forward to welcoming neighbors, and hoped that modifications could be made for a win-win. When appealed to the City Council, due to the size and parking, the project was approved with limited changes. Council members — most of you — indicated the need for residential housing, which again, the neighbors agreed with.

After completion, this "home" was immediately put on the market (not kept by the developer for his family as had been stated to the Planning Commission) and sold for nearly \$1.7MM. Within a month, operation as an unhosted STR began.

No housing has been provided to the community. The buyer of the property is a vacation rental property management company that operates 15 (up from 11 only a short time ago) in Pacifica alone – an essentially commercial business in what should be needed residential housing.

The impact on the West Sharp Park neighborhood is that we no longer have true “neighbors”. Unknown groups of individuals are constantly coming and going. Trash bins are left on the street for days after garbage day (and the compost bin is never put out – apparently as little to no education is taking place regarding our City waste management programs to eliminate items going to the landfill.) A delivery of apparently food was left on the front step and later attacked by crows that scattered the contents along the front of the property and street. As was clear would happen when reviewing the developer's plans, they didn’t provide appropriate space for the Recology bins and they remain visible daily at the front of the property (when after days they are finally moved from the curb). Complaints have been filed and will continue to be filed with the City of Pacifica Code Compliance.

These issues may seem small, however, the growing change to community character at a time when affordable residential housing is so needed, is distressing.

Other municipalities in California are also grappling with this increasingly troublesome issue. They have placed a moratorium on future STRs while studying how to update and amend current Ordinances. As noted above, I’m asking the City of Pacifica to do this too.

Follow the lead of places such as West Marin, Sonoma, discussions in Monterey County and other cities and counties throughout the State. Do this now before we lose more residential housing and no longer have any neighbors.

Thank you.
Cindy Abbott
West Sharp Park

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From: Rachelle Boucher [REDACTED]
Sent: Monday, October 10, 2022 12:12 PM
To: _City Council; Public Comment
Subject: AirB N B impact on Pacifica renters

[CAUTION: External Email]

Hello City!

First, I want to say that we love Pacifica with our whole hearts and we support the people and businesses here with passion. I post often on NextDoor and you can see from my posts that I am positive, grateful and a big contributor to my beloved town of 4 years. I am not one to gripe or complain, but I did have to share my Airbnb rental story to Christine Boles' query today. I am also an Airbnb user, but this is about Airbnb abusers, not responsible hosts who register, rent and host to support their families.

I will keep my comments positive and constructive and point out anything that I am not sure about. That being said, the experience was scary, unsettling, expensive and enraging.

My husband and I lived for about 3 years in an apartment that was part of a three apartment and one large home property on Elder Lane (coincidentally, Mayor Mary used to be my neighbor before she was mayor, she moved away before the trouble started, this has nothing to do with her.)

We lived at [REDACTED]. The 3 rental units were small but nice, and on the more affordable end for somewhat private and stylish units. The rental units were 81, 83 and 85 Elder and were below \$3000 at the time. Ours was \$2800 when we moved in. The main home was at 85 Clarendon and it was rented to a fabulous family. Our street was so fun, a real neighborhood, with a constant stream of creative projects, occasional gatherings and just a super and quiet vibe. We had a good, local property manager who lived in Pacifica at Gaetani Real Estate.

The property came up for sale (it had a long and sordid history of dicey real estate transactions) and we had to repeatedly show our place for months, during Covid which we did with grace. This had been a challenging time for us with a Covid related layoff and my loss of some of my private chef income. Fortunately, at this time we put our nose to the grindstone and eventually created something great for ourselves and changed our future, but this was a scary time.

When the property finally got purchased, which I came to find out was back on December 7th of 2021 (!) the new owner did not let us know our fate for months. I asked her and her realtor patiently but repeatedly from the beginning if we could stay on as renters. I had actually spoken to her realtor Angela, and the other realtor Doug at the very beginning of the selling process to make sure we knew asap if we could stay put. When it was sold, I was told that the new landlady "did not know what she wanted to do yet". We heard from several of our neighbors who spoke with the new owner that she possibly intended to make it "all Airbnb", with the main house being for weddings or events. (Although it is not zoned for that). She was actively working with my neighbor at 85 Clarendon (who is a genius home stager) to set up and style the apartments for short term rental and would show it off to us to share the progress and all the stuff she was buying. (Yay for you, lady.) She even bought a bunch of our stuff to keep in the unit because it looked great.

The landlady had, at that time, one Airbnb in Lindemar and one in Montara. She lives in Burlingame. This is her thing. Problem is, the communication is a nightmare. It's one thing to rent a hosted space, a very different thing to buy up properties and try and fix and rent them without any management. I had to eventually insist that all communication be

done via email for all parties concerned. It was a cluster of texts, confusing messages and fortunately some occasional interventions from her husband when it just fully went off the track.

It was agonizing to await our fate, with no idea what to do. I finally started looking in earnest, realizing that this was a disaster in the making. We were just starting to see the opportunity we had created begin to bear fruit but the stress, timing and huge expense of moving was very scary.

Fortunately, I finally found us an incredible place at a better price with a view of the pier (!) with local, kind, excellent landlords right nearby in Pacifica, but it took so much effort to find something because so many properties are off the market.

My “landlady” acted shocked and hurt that we were moving and I just wanted to scream. When I reminded her how many times I asked if we could stay and that she never got back to me, she actually said that I should feel bad for her because she “has many big mortgages to pay.” Yep, said that to me, a renter who was caught in her Airbnb speculation scheme.

Furthermore, she was raising the rent by a nice chunk on these small places because she admitted out loud that “I think I overpaid for these places”. The place was going up \$150 to \$3150 per month.

I do know that our apartment was rented out to a longer term tenant because she needed income. One unit, #81 was turned into an Airbnb (at least then back in April of this year) which I am sure is fun on that tiny, residential ally way. The main house was rumored to also become an Airbnb, which is sad because it is a glorious, historical home that the local tenants who lived there kept in incredible shape. Those tenants had put in a great offer on the property and would have been incredible stewards of the property and great landlords. They knew all of the myriad of issues with the units such as totally messed up gas and electrical (the units’ utilities are all criss crossed and many other code issues). Alas, the place was sold at a huge over asking price, yet the massive deferred maintenance was somehow not either fully disclosed or properly taken into consideration. It became a construction zone, with the new owners trying to deal with major problems with windows, flooring and more.

So instead of a local, brilliant family being able to buy, fix and lovingly care for the main house, and upgrade and keep 3 rental units in play with no rent increase and no months of fear, we have this fiasco.

Fortunately, we have an awesome place now but only because I am excellent at finding places and we had the money and resources to handle a move. We moved in May, so I do not know if the Airbnb experiment is still happening there, or not. I just know that 4 rental units were thrown into “the Matrix “ of overpriced real estate, Airbnb schemes and no recourse for us but to move on as well as our neighbors at 85 Clarendon.

How is this possible? Aren’t there limits how many days you can rent on Airbnb? Isn’t it bad for taxes, local businesses and neighborhoods to have unhosted, badly managed, speculative, Airbnb properties that remove multiple units from the town?

I think about families with kids or people with less time or money, what do they do in these situations?

I hope that this information helps elevate this problem and helps others in the future.

Love my town, thank you for all that you do!

--

More power to us,

Rachelle Boucher
Executive Chef & Electric Kitchens Expert, Kitchens to Life (a.k.a. K2L)



www.kitchenstolife.com

Our mission is to:

Elevate the electric kitchens conversation,

Educate stakeholders about today's remarkable cooking options and

Facilitate the adoption and enjoyment of electric kitchens for performance, people and planet.

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and share in the #electrickenvironments revolution!

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From: Christine Boles [REDACTED]
Sent: Monday, October 10, 2022 11:47 AM
To: _City Council; Public Comment; Woodhouse, Kevin; Murdock, Christian
Subject: Public comment agenda item 10, Short term rentals
Attachments: Social media comments about Short term rentals 10.10.22.pdf

[CAUTION: External Email]

Good morning City Council and Staff,

I hereby submit comments from myself and the greater public in relation to AirBnBs and other short term rentals. I posted a non-leading question about short term rentals last night around 8:30 pm. I'm currently up to 87 comments on Facebook and 22 on Nextdoor. We will continue to capture these for you, but wanted to get this in before the 12:00 deadline to get into the public record for tonight's meeting.

These issues are obviously of great concern to our community and in reading the staff report, I do not feel you have all the information before you to make informed decisions tonight. I would suggest an alternate approach, an emergency moratorium on new Short Term Rental permits until these issues have been better studied. It will also be important to understand the Coastal Commission's position for areas in the Coastal Zone.

A group of us residents has been working for months to document existing rentals, including ownership information (especially important for non-hosted units), sales price, address, number of bedrooms (at what point does it become a hotel that needs to be properly inspected for fire safety and egress?). We need to understand the housing units, especially affordable units, that have already been lost, and that information should be included in our Housing Element update. There is also a big distinction between hosted and non-hosted units that is missing from the discussion. I don't think we want to limit people from renting out a bedroom in their home as it brings extra income to help them stay in and maintain their property.

I would also like to ask if certain council members who are real estate agents should consider recusing themselves from this discussion as they could directly profit from these decisions.

I look forward to the discussion tonight.
Thank you,

Christine Boles, Architect

Beausoleil Architects

[REDACTED]

Pacifica, CA 94044

[REDACTED]

[REDACTED]

"Do your little bit of good where you are; it's those little bits of good put together that overwhelm the world." - Desmond Tutu

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Christine Lebeau Boles

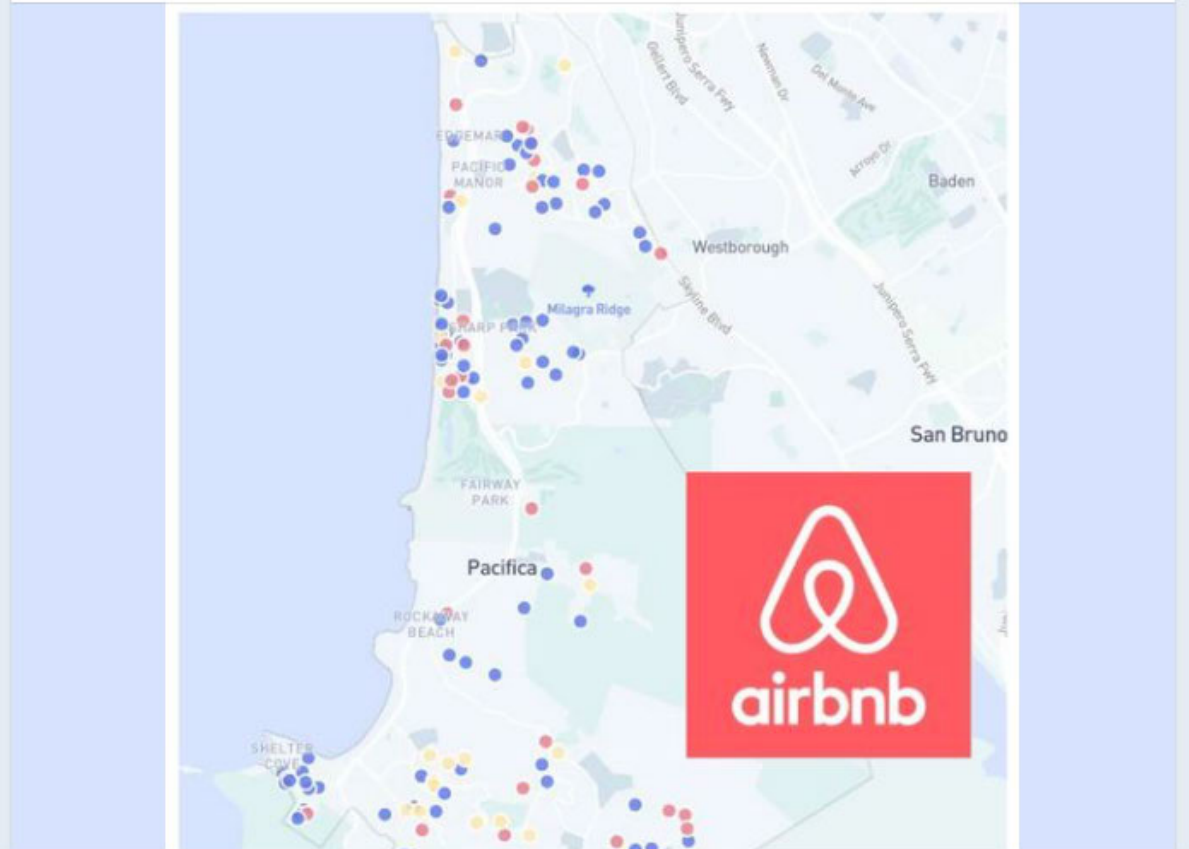
14h · 🌐



AirBnBs and short term rentals are on the Council Agenda tomorrow evening. What are your thoughts?

Here's the link to the agenda with a zoom link at the top. It's also broadcast live on PCT with a call in option for comments. There are a few things on the agenda first so my guess is it won't be heard until around 8pm.

<https://pacificacityca.iqm2.com/Citizens/FileOpen.aspx...>



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Facebook post dated 10.9.22 on Pacifica Locals site. Resident comments captured in screenshots below.

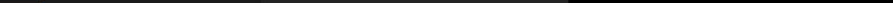
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  10

  15

👍🙄 6

Christine Lebeau Boles [Author](#)



 56°F Clear

 10:59 AM
 10/10/2022

Taskbar: CC4, [icon], 56°F Clear, 11:00 AM, 10/10/2022

56°F Clear 11:01 AM 10/10/2022

facebook.com/groups/PacificaLocals/permalink/1085341238782788/...

GoogleBeausoleil To Do ... (16) FacebookMy Drive - Google...Christine's City Cou...Council runOther bookmarks

9+

PausedUpdate

Pacifica Locals

Joined+ Invite

Jewel Walli

We want communities with neighbors and children that attend our schools.

LikeReply13h9

Dalton McIntyre

Airbnb has no place here in my opinion. I miss the days of close knit community and family friendly neighborhoods like my old street.

LikeReply13h11

Christine Lebeau BolesAuthor

Dalton McIntyre maybe some place, for people wanting to rent a room in their house, or rent it when they go on vacation, but it's out of control now and the city has not been able to enforce the laws we do have. We should add some really big fines for violations.

LikeReply13h2

Chelsea Lancaster

Short term rentals contribute to the housing shortage and disproportionately affect marginalized groups.

LikeReply13h8

Jen Ly

Chelsea Lancaster the research actually found that it most affects white renters who are high-income and educated (in NYC): <https://bit.ly/3uWQpj1>

SRI

PAPERS.SSRN.COM

The Distributional Impact of the Sharing Economy on the Housin...

LikeReply3h

Kristin Aurilio

Pacifica could make very strict rules for vacation rentals like Palm Springs does

LikeReply13h4

what they post.

Visible

Anyone can find this group.

Pacifica, California

Topics in this group

#photosvideoPinned by admin • 1.6K posts

#wildlifePinned by admin • 530 posts

#ericjacobsonPinned by admin • 346 posts

See all

Recent media

56°F Clear

11:01 AM 10/10/2022

Pacifica Locals

 Joined

+ Invite

Q

...

Like Reply 3h

Like Reply 4h

Apple Appleby
Hanna Steinbach agree

Like Reply 3h

Like Reply 2h

Like Reply 3h

Like Reply 3h

Like Reply 2h

Jen Ly
I've said this before, but will mention it here again below. I see you're a candidate for City Council and an architect. I hope that politicians don't make knee-jerk short-sighted changes that often is about getting votes than considering long term eco... See more

#photosvideo 📌

Pinned by admin • 1.6K posts

#wildlife 📌

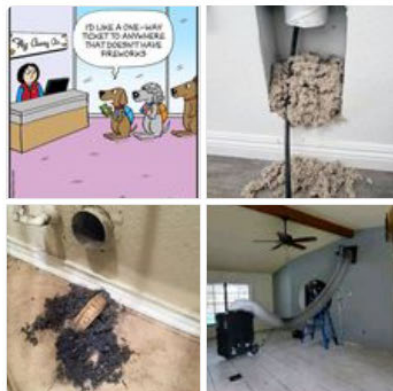
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#ericjacobson 📌

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56°F Clear

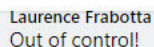
11:04 AM
10/10/2022

Windows taskbar showing system tray icons (network, volume, battery), date (11:04 AM), and time (10/10/2022).

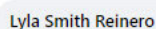
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+ Invite

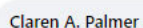


Like Reply 1h



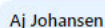
I am opposed to Airbnb and the like places when they are strictly used as investment properties. The house across the street from us was purchased a few years ago by a group that also has a few other STRs in town (and they don't even live in Pacifica).... [See more](#)

Like Reply 45m



My thoughts are they should be heavily regulated and taxed as hotels are. It seems these are not people trying to help with their living expenses, but realtors and investment companies trying to exploit housing. I think it is disgusting that the pric... [See more](#)

Like Reply 38m



Wow and the Marbella Lane corporation has over 15 airbnb locations in pacifica

Love Reply 18m



yep! They put in 4 new ones in just the last month!

Like Reply 12m

Reply to Aj Johansen...

Write a comment...

#wildlife 📌

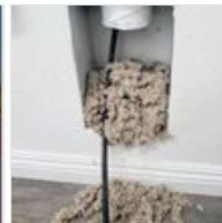
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And from Next Door

nextdoor.com/news_feed/?post=242377732&comment=839328869

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Christine Boles • Pacific Manor • 14 hr ago



AirBnBs and short term rentals are in the Council Agenda tomorrow evening. What are your thoughts?

Posted to **Anyone**

7 🍷❤️ Like 22 Comments Share

Jeffrey Sinder • Vallemar

We have decent hotels for tourist and 100% of the TOT is collected. The hotels have dedicated parking and may provide jobs for residents of Pacifica and nearby communities. Residential units which are in short supply are meant for the people living full time in Pacifica. I have my doubts how much of the airbnb TOT is collected and delivered to the city. Christine, I ask you: "do you want to have a airbnb in your neighborhood? How 'bout next door to you? More airbnb's that take over residential units means future higher housing cost. (edited)

13h Like Reply Share 4 ❤️👍

Christine Boles • Author • Pacific Manor

Jeffrey I'm the one who brought this issue to the council's attention in

56°F Clear 11:06 AM 10/10/2022

"Steamboat Springs is part of a wave of vacation towns across the country facing a housing crisis and grappling with how to regulate the industry they point to as a culprit: Short-term rentals such as those booked through Airbnb and Vrbo that have squeezed small towns' limited housing supply and sent rents skyrocketing for full-time residents."

12h Like Reply Share





11 hr ago Like Reply Share

3 hr ago Like Reply Share

7 hr ago Like Reply Share

5 hr ago Like Reply Share

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- 5 min ago Like Reply Share
-  **Ken Y.** • Sharp Park
I support AirBNBs. It's tough to afford housing, and doing something productive to support myself, my family, and the local economy are good things for all.
(edited)
3h Like Reply Share 2
-  **Christine Boles** Author • Pacific Manor
Ken I dont disagree, and this is where we need to distinguish between hosted and unhosted airbnbs. There should not be restrictions on you if you rent a room in your house, or if you rent your house when you go on vacation. The big problem now is that corporations, real estate trusts and foreign investors are buying houses to rent as short term rentals and that Pacificans who rent are being evicted. We have so little housing for the people who live and work here as it is and the lack of supply is driving up rents, forcing more people to leave.
3 hr ago Like Reply Share 4
-  **Rachelle Boucher** • Sharp Park
Christine see my saga below.
2 hr ago Like Reply Share 1
-  Add a reply...



Rachelle Boucher • Sharp Park

I lived in a three apartment and one large home property on Elder Lane (Mayor Mary used to be my neighbor before she was mayor 😊, she moved away before the trouble started.) The property was up for sale and we had to show our place for months. When it got purchased, the new owner did not inform us for months (I asked her and her realtor repeatedly) if we could stay on. Rumors swirled that she intended to make it "all Airbnb", of which she has several in Pacifica, but she lives in Burlingame. It was agonizing, awaiting our fate. No idea what to do. I finally started looking in earnest. Fortunately, I finally found an incredible place with local, kind, excellent landlords right nearby, but it took so much effort to find something because so many properties are off the market. My "landlady" was shocked that we were moving and I wanted to scream. Plus, she was raising the rent on these small places. I had asked for months to see if we could stay! I know that our apartment was rented out. One unit was turned into an Airbnb (at least then) which I am sure is fun on that small, residential street. The main house was rumored to also be an Airbnb, which is sad because it is a glorious, historical home that the local tenants who lived there kept in incredible shape. They had a great offer on the property and would have been incredible stewards of the property and great landlords. Alas, the place was sold at a huge over asking, yet the massive deferred maintenance was somehow not either disclosed or taken into consideration. It became a construction zone. Fortunately, we have a bigger, better, less expensive place right by the pier, but only because I am excellent at finding places and we have the money and resources to handle a move. We moved in May, so I do not know if the Airbnb experiment is still happening there, or not. I just know that 4 rental units were thrown into "the Matrix" of overpriced real estate, Airbnb schemes and no recourse for us but to move on. How is this possible? I think about families with kids or less time or money, what would they do? (edited)

41m Like Reply Share



Christine Boles Author • Pacific Manor













Rachelle thank you so much for sharing your difficult story. I'm so sorry you had to go through this. The council really needs to hear what is happening to us. I hope you might find the time to write or call in tonight to tell your story. And if you can pm me the address of this place, we'll check into the ownership, sales price and AirBnB listings. A group of us is working to document all of this. If anyone wants to help, we could use help matching listings to actual addresses and also comparing VRBO and other sites to see if there are additional listings not on AirBnB.

2 hr ago Like Reply Share



See 5 more comments

Search Nextdoor

-  **Jeffrey Sinder** • Vallemar ...
Well thanks for making another good point about banning Airbnb's. Those who stay in hotels are more likely to support out local restaurants. (edited)
1h Like Reply Share  2
-  **Pat Clar** • Pedro Point ...
Airbnb is a very big problem. Litter, noise, parking are just a few. If you own a home next to a Airbnb property the value of your home will decrease. Who wants to live next door to a revolving door of unknown people. I certainly don't!
1 hr ago Like Reply Share   2
-  **Ken Y.** • Sharp Park ...
Actually Airbnb tends to increase the value of an area.
4 min ago Like Reply Share
-  **Diana Segur** • Park Pacifica ...
Our neighbors own an airbnb, but also live in the level below. No one stays for more than one night and the visitors are out seeing our sights most of the day. No Noise!
1 hr ago Like Reply Share  1
-  **Christine Boles** Author • Pacific Manor ...
@Diana that's a good example of the difference between hosted and non hosted AirBnBs!
1 hr ago Like Reply Share  1
-  **Rachelle Boucher** • Sharp Park ...
Exactly!
45 min ago Like Reply Share
-  Add a comment...

