

# **Public Comments**

## **Agenda Item 10 – Short-term Rental**

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



*October 10, 2022*

*City Council Meeting*

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**From:** Adam Libert [REDACTED]  
**Sent:** Tuesday, October 11, 2022 11:32 AM  
**To:** Public Comment  
**Subject:** Agenda Item 10: Short Term Rental

**[CAUTION: External Email]**

I've seen a huge increase of airbnbs in pacifica over just the past few years of living here. I love a good airbnb, but I've also seen in communities that unchecked growth of airbnbs can result in a town feeling less community oriented, have less people truly care about the neighborhoods, have less equitable housing access, etc. It's important to do something about this soon, given the fast trend of STR conversions.

With the renovated Fairfield hotel in Rockaway, there's plenty of high quality short term lodging stock in town. I don't think short term airbnb rentals should be banned, but the key is in finding a good balance. I support STR Program Amendment Option 1 with a cap of 175 as proposed. This seems like a good, simple, enforceable, fair way to maintain the quality, character, and affordability of Pacifica.

- Adam Libert.

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**From:** Jen Hansen [REDACTED]  
**Sent:** Wednesday, October 12, 2022 3:58 PM  
**To:** \_City Council; Public Comment  
**Subject:** STR Follow Up  
**Attachments:** STR To Council.pdf

**[CAUTION: External Email]**

Thank you for your time the other night.

My son spiked a fever 45 minutes before the meeting began and I was quite disheveled!

Please see attached PDF regarding STR operations in Pacifica.

Jen Hansen, Linda Mar

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October 10, 2022

Esteemed Council,

First of all, I would like to thank each of you for your diligent attention to the information presented at the city council meeting last night regarding short term rentals and how they impact our community.

As stated last night, AirBnB started as a way for people to rent space in their house to offset their living expenses. There is a really good news article written by one of the founders of AirBnb that can be found [here](#). VRBO started as a way for people to short term rent their homes while they were vacationing for extended periods of time. Unfortunately, both platforms have been infiltrated by for profit investors who do not have an interest in our community as a whole. I have seen the effects of this firsthand. In order to achieve their dream of becoming homeowners, all but 3 former classmates have left the city where they were born and raised to buy property in the east bay, the valley, or out of state. I now watch their children grow and celebrate life's victories from afar over social media.

Since August 26, 2022, with the help of community members, I have identified over 170 active listings on AirBnB in the city of Pacifica that could be booked for rental in the months of September, October, and November. Currently the listings are organized into general neighborhoods. There appears to be 76 houses, 13 listings for a room for rent, and other listings for "guesthouses, guest suites, villas, rental units, or townhouses" making it unclear what exactly is being rented. One action item I suggest the city and council consider is adding the terminology "house, room, ADU, in-law" to the STR permit application so the city can collect data about the space being rented on the property. Since permits expire on 12/31/2022, this data on the application would provide the city with a lot of data with minimal work. With Gavin Newsom's changes, this would also ensure that people are not taking advantage of the new ADU laws which fast track the building process then using the space for something other than intended, long term housing.

When analyzing properties that have recently been sold and flipped into STR's, two non Pacifica realtor's names appear frequently. Between the 2 of them, they facilitated the purchase of 26 different Pacifica homes and now manage the property using the AirBnb platform. I only have the information for a few of those properties, but they all seem to have been purchased by different individuals, many purchased \$35,000 to \$200,00 over asking and were on the market 8 or less days. With the data City Manager Woodhouse presented last night, we have already seen double the amount of properties being purchased and converted into STR's this year, eliminating desperately needed affordable long term housing for Pacificans. This trend robs our schools of students, our labor force of employees, and our communities of neighbors and friends.

One problem that has impacted my block specifically is large groups partying. Currently, there are 23 listings advertising accommodations for 11 or more guests. The particular house I refer to in the following stories hosts up to 16 people in 6 bedrooms.

On June 17, 2022, we discovered the house up the street was converted into an STR after a group of 20+ people with instruments stood in the middle of the street in front of my house after I had put my children to bed, distributed printed sheet music, and proceeded to have a group sing along while watching the sun go down. Both of my children were woken up by the commotion. The police department was contacted and spoke with a person staying on the property. They lied and said they had just moved in and were having a housewarming party. Because it was before 10pm, they were not cited. A public nuisance complaint was filed by the neighbors with the police department.

On July 16, 2022, I contacted PPD about what looked like a frat party being thrown at the same house. When the officer followed up with me after reporting to the address, he informed me that the actions of the STR guests are within the terms of PMC, therefore PPD could not officially abate the party, unless the homeowner contacted PD requesting assistance. The case number regarding this incident is **2020049220399**.

On August 25th, there was a karaoke party at the same house which was reported to PPD by another neighbor.

So, why am I sharing these stories with you? Last night at the meeting, councilmember Vaterlaus responded to the public comment about regulating hot tubs of local residents versus STR's and my response to that can be generalized to this situation and many complaints Pacifican's have about how the STR market has impacted our neighborhoods. The difference is the sense of community that is established between neighbors. My neighbors know my children go to bed between 7 and 8pm, so that is something they take into consideration when planning celebrations. When a neighbor has a party, we are either invited, warned about it ahead of time, or text someone at the house if it becomes disruptive. When someone leaves their obnoxious flood lights on which illuminates my children's bedroom, I text them and ask them to turn it off (we had this issue with the property owners leaving the light on for 9 days before the house was finally rented). Because we have built a sense of community with our neighbors, we can rectify the situation peacefully and in a timely manner. With unhosted STR's, the 2 avenues we have are 1.) call PPD, which taxes our already thinly spread police force or 2.) contacting the community help page on AirBnB takes 24-48 hours to get a response.

Another concern I have identified is that there are at least 5 properties listed with 6 bedrooms that are operating in areas of R1 Zoning. According to Sec. 9-4.245. - Hotel of the municipal Code, a "hotel shall mean a building, or portion thereof, containing six (6) or more guest rooms used, designed, or intended to be used, let, or hired out to be occupied, or which are occupied, by six (6) or more individuals for compensation, whether the compensation for hire shall be paid directly or indirectly." It is my understanding that hotels are not allowed in R1 districts. Also, are these properties adhering to the hotel requirements outlined in the municipal code under "Hotel,

Motel and Multiple Dwelling Security, Minimum Standard?" Do apartment complexes where all units are utilized as short term rentals fall into those requirements, too?

Last night, Mayor Pro Tempore Bigstycck brought up a very good point when defining "hosted" versus "unhosted" STRs. While traditionally, a hosted STR implies that the host will coexist on the same property during the renters stay and an unhosted rental implies the host will not be on site, I would recommend council consider outlining the definition in the ordinance to define a hosted rental as one where the property is the owner's primary residence (residing at least 9 months out of the year, or whatever definition council deems appropriate). This would allow homeowners 90 days per calendar year to rent out their home while preserving the community feel of the neighborhood. If I were renting out my property while on an extended vacation, I would let my neighbors know that I'll be gone and would have renters, ask them to keep an eye on the property, and contact me to address concerns. I found an interesting article on hosted versus unhosted STR's and what other cities are doing to address the issue, which you can read [here](#).

Lastly, here is the [Santa Cruz website](#) regarding STR's, which includes a quick link to search if a property has an active permit. As you may be aware, a large portion of the city is within the California Coastal Commission's jurisdiction. While our neighbors to the south, Half Moon Bay, have been working on this issue, the CCC report states ""There is lack of evidence suggesting that existing STR operations are causing any significant coastal resource impacts, either in terms of removing available housing units from the housing market, or as it relates to inappropriate user behaviors and harm to community character. Seems documenting issues will be very relevant and important for both City of Pacifica changes and for them to be approved by the CCC." From looking at City Manager Woodhouse's report showing at least a 4% increase in single family units being removed from the housing market compared to previous years and the large amount of social media attention the topic elicits, it would appear that our city's situation is much different.

In a significantly less professional tone, I declare I will shut up now.

Looking forward to continuing to support the council as they move forward in this endeavor.

Respectfully,  
Jen Hansen  
Linda Mar

**Public Comments**  
**Agenda Item 11 – Outdoor Commercial Permits**  
Written Comments Received After 12pm on 10/10/2022



*October 10, 2022*

*City Council Meeting*

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**From:** Beth Lemke [REDACTED]  
**Sent:** Monday, October 10, 2022 4:57 PM  
**To:** Public Comment  
**Subject:** In favor of Approval of Outdoor Activities Ordinance

**[CAUTION: External Email]**

Regarding City Council Meeting Monday, October 10, 2022  
Agenda Item #11 Ordinance to adopt a New Outdoor Commercial Permit  
To amend section 9-4.2308

As the owner of a popular local wine bar, A Grape in the Fog, I appreciate the emergency ordinance that Council enacted at the onset of the COVID pandemic allowing us to provide outdoor dining and to effectively keep our business operating. Now as we move to post-pandemic, we have found that there is still a strong desire by customers for outdoor dining. Our live music program is also very popular. Thank you for considering the update to the existing ordinance. I very much support the City Council of Pacifica to approve the revised ordinance presented by city staff.



**Beth Lemke**

[Join us for a Taste of Greece in 2023!](#)

[Explore our Wine Club - The Foggy Grape Society!](#)

Proprietor | A Grape in the Fog  
Rockaway Beach Pacifica, CA

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