

Public Comments

Agenda Item 10 – Short-Term Rental Ordinance

Written Comments Received By 12pm on 02/13/2023



February 13, 2023
City Council Meeting

From: Michael O'Neill [REDACTED]
Sent: Thursday, February 9, 2023 10:16 PM
To: Public Comment
Subject: Feb 13, 2023 Meeting Agenda Item #10

[CAUTION: External Email]

Comments regarding Item #10 on the City Council Agenda of Feb13,2023.

In reading the proposed ordinance I feel that there is a major oversight in the ordinance.

The ordinance as proposed does not clearly state or differentiate between a single-family home or an apartment house,

If a permit is issued or granted to an address my reading of the ordinance that is considered one STR

If the address is one address and it is an apartment building, there could be multiple STR's being granted. I would respectfully suggest that EACH UNIT of an address be considered a STR and thus require a separate permit and be counted towards the 150-unit limit.

I also think that if most units in an apartment house are STR then that building be considered a commercial building and subject to the same rules as a hotel.

I also feel that the City Council should consider an ordinance like Truckee 's that requires a 12 month wait time before the buyer of a home is allowed to get on the list to become an STR.

I would also suggest that the Council consider some of the updates recently adopted by Truckee to their STR ordinance specifically:

- Waitlist Applications:
 - Properties that have yet to receive a Certificate of Occupancy are unable to apply for the waitlist (e.g., vacant land and properties under construction).
 - Should there be an active code case on the property staff can deny the waitlist application until the violation is resolved.
- Fine for a transient rental operating without a certificate shall be \$500 for the first violation.
- Suspended Registrations:
 - A suspended registration certificate holder shall not be permitted to renew for the following year should the basis for the suspension not be remedied.
 - Revoke a suspended registration certificate should an active violation not be remedied within 30 days after the Town has notified the operator of the violation.

- Revoked Registration: Modifying language to prohibit an applicant from applying to the waitlist for a period of 12-months from the date of the certificate revocation.

Adding these provisions would help avoid clean up action in a future date. I think specifically the vacant land and construction could be applicable to the Harmony 1, now Ohlone, projects.

I have edited the full changes to the STR ordinance of Truckee the full regulations can be found at:

[Short-Term Rental Division | Town of Truckee](#)

Short-Term Rental Division | Town of Truckee

Thank you for your time and consideration.

Mike O'Neill


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From: Clif Lawrence [REDACTED]
Sent: Saturday, February 11, 2023 8:43 AM
To: Public Comment
Subject: City Council Agenda - Feb 13, 2023 - Item #10 re STR's

[CAUTION: External Email]

Honorable Council Members:

Re: Item 10 - STR's

The 150 designation is deceptive if it means that a max 150 permits are active; while this number has no relationship to the number of UNITS being rented, because any number of rental units could be covered by ONE PERMIT.

In assessing the impact on the community, what has real impact: the numbers of permits OR the number of actual UNITS covered by the permits?

Will the administration even have the data on how many UNITS are to be operated on any given PERMIT?

Am I correct, that in its present form, the proposal does not equate what is "Permitted" vs "What is Rented"?

Does the present plan also advantage the operator who has permitted multiple units under a single permit?

This to the disadvantage of the single units operator, more likely to be a resident family.

Therefore, it is not the number of permits that is the true measure of the impact, but the number of UNITS.

The limitation should be on the number of UNITS...not the number of PERMITS.

Clifford Lawrence
West Fairmont

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From: Summer Lee [REDACTED]
Sent: Saturday, February 11, 2023 10:47 AM
To: Public Comment
Subject: City Council Agenda - Feb 13, 2023 - Item #10 re STR's

[CAUTION: External Email]

Council and Staff,

I urge you to consider that a cap on STR permits means nothing if the policy doesn't cap the number of units. Limiting permits and not units unfairly burdens Pacifica-owned, smaller and less-impactful rentals, while incentivizing larger and more high-impact rental corporate interest in residentially zoned areas.

Moreover, this hasty proposal makes it apparent that a moratorium on new STR's should be ordered until staff can adequately address the issue. There is broad public scrutiny, as well as the consequences on keeping Pacifica affordable and a decent place to live, that is at stake. I fail to understand the justification that there is not adequate staff time to consider this issue more in depth, as other items that are not imminently consequential to the lives of Pacificans, as well as hefty consultant contracts or FEIR's for pipe-dream projects, are taking priority, regardless their (non-)identification at last year's goal setting session.

At the previous planning commission hearing it was quite obvious that constituents and commissioners alike wanted more thoughtful policy in place than a 150 cap (which is higher than the number of units operating and causing challenges now). It is also not true that a 150 cap is more likely to be approved by the Coastal Commission, and it is curious when the City chooses and doesn't choose to heed their expert jurisdiction.

I urge you to vote for a much stricter cap and/or place a moratorium on new STR's until a task force is identified and a more thoughtful and sustainable policy can be generated.

Many thanks for your time,
Summer Lee

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From: Peter Loeb [REDACTED]
Sent: Saturday, February 11, 2023 6:35 PM
To: Public Comment
Subject: Agenda item #10 - short term rentals

[CAUTION: External Email]

To: Pacifica City Council
From: Peter Loeb
Re: Agenda item #10 - short term rentals
Date: Feb. 13, 2023

Please consider making 1 STR permit = 1 unit.

Also please consider a moratorium on new unhosted STR permits until a more complete and thorough ordinance is adopted. The ordinance should include:

- A limit of 60 days per year that an unhosted STR can be rented.
- Rental registry to require all rental units to be registered so that the number and extent of rental units and STRs can be known.
- A primary residence requirement, providing that no home can be operated for short-term residential use unless that home is the primary residence of the operator.
- Limit the number of STRs per operator or owner to one.
- Adopt performance standards ensuring that no interior or exterior activity related to the short-term vacation rental interferes with or is detrimental to residential use of adjacent property.
- Adopt enforcement procedures and penalties for illegal STRs, such as ADUs which are not allowed to be rented short-term.

Peter Loeb
[REDACTED]
Pacifica, CA 94044

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From: Deb Wong [REDACTED]
Sent: Saturday, February 11, 2023 6:38 PM
To: Public Comment
Subject: Airbnbs in Pacifica

[CAUTION: External Email]

Dear Mayor Bigstyk and Pacifica City Council,

Thanks for putting the issue of unregistered and corporate-owned Airbnbs on the agenda. When corporations buy up property for short-term rentals, that property keeps from full-time residents from living here, which contributes to our housing crises. The RHNA quotas that are required of Pacifica should take into account the potential numbers of housing units that would be available if corporations were discouraged from purchasing property with the sole purpose of profiting from short-term rentals only.

We realize that though registered Airbnbs bring in TOT revenue for the city, folks who actually live in our community (as well as those who would like to live here) are paying another kind of price. Having neighbors that you know keeps a community more secure. Since corporations are not private owners, they are taking more than giving to our community. We urge you to consider setting a cap on the numbers of units, while putting a moratorium for any new STR permits in place, while the City decides on this issue. You know, we do have some nice hotels in town - they also pay TOTs.

Sincerely,
Deborah L. Wong
Michael A. Wong
Sharp Park

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From: DARCY DUCKENFIELD [REDACTED]
Sent: Sunday, February 12, 2023 12:20 PM
To: Public Comment
Subject: Re: Monday February 13, 2023 City Council meeting Agenda Item-- SHORT TERM RENTAL ORDINANCE Pacifican Feedback

[CAUTION: External Email]

Dear Mayor Bigstyk and Members of the Pacifica City Council,

As a follow-up to the comments I sent on January 12th (see below) and resident feedback from the January 17th council meeting, I would like to share my requests/recommendations regarding the amendments to the existing short term rental (STR) ordinance and an improved STR ordinance.

AMENDMENTS TO THE EXISTING STR ORDINANCE

I would respectfully like to ask that the following changes be made to the, what I and the overwhelming majority of Pacificans believe to be a flawed, proposed 150 cap amendment to the existing STR ordinance:

- Specify that the cap applies to the number of units and NOT the number of permits. In other words, 1 permit should equal 1 unit
- Specify that permits should only be issued to hosted STRs
- Guidelines/rules around the equal distribution of STR's throughout ALL Pacifica neighborhoods- it is not fair or realistic for the West Sharp Park and Pedro Point neighborhoods to absorb the majority of STR units

Most importantly, given the public safety and host of other concerns that I and several other community members have brought up around the state of current STRs in Pacifica that a moratorium on new STR permits be put in place immediately. No new STR permits should be issued until the will of the Pacifica people is honored and a new, more robust, STR residence be put in place including enforcement mechanisms.

CREATION OF AN IMPROVED, MORE ROBUST STR ORDINANCE

My fellow Pacificans made abundantly clear the challenges and public safety, cultural issues with the existing state of STRs in our town. The current ordinance and a 150 cap does not go far enough and does not work for our town. My ask here is quite simple- honor the will of Pacificans and honor the will of the Pacifica planning commission and commit the time the time and resources to make the creation of a more robust STR ordinance.

While I understand resources are limited, this is important, and fortunately, the wheel doesn't need to be re-created here! We can look to many of our coastal neighbors (i.e. Half Moon Bay) that have created ordinances that have successfully addressed the STR issue while still ensuring coastal access for all. Additionally, I would recommend a volunteer, resident subcommittee where active/engaged citizens like myself can help as much as possible.

I have faith that our planning commission, city leadership and a resident subcommittee will develop a revised STR ordinance that will be good for all Pacificans and coastal visitors. Given the feedback I have seen and heard in the council meeting I believe a revised STR ordinance would include (but not be limited to) the following:

- A lower cap of STR permits (60-75)
- 1 permit= 1 unit

- A fair and equal distribution of permits throughout the entire city of Pacifica and ALL its neighborhoods
- A stipulation that a permit will have a cap on the number of unhosted nights (30-60)
- Mechanisms to ensure the new/revised ordinance is enforced and violators be fined/subject to civil/criminal penalties

I appreciate your time and consideration to my requests and suggestions around the current and proposed/revised STR ordinances. Thank you.

Respectfully,

Darcy Duckenfield

From: DARCY DUCKENFIELD

Sent: Thursday, January 12, 2023 9:37 PM

To: publiccomment@pacificagov <publiccomment@pacificagov>

Subject: Tuesday, January 17th, 2023 City Council meeting Agenda Item-- FltE NO. 2022-036 FOR TEXT AMENDMENT TA-123-22. Pacifican Feedback

Pacifica City Council:

My name is Darcy Duckenfield, and I am a long time (10+ years) of West Sharp Park. I am writing/reaching out in regard to the city resolution around short-term rentals.

Over the last few years, I have seen the cultural landscape of my neighborhood change- for the worse. I attribute much of that change to the rise in short-term rentals. More and more homes in my neighborhood have become short term rentals- I see less and less families, hear stories of disrespectful guests and have even heard loud music late at night coming from a short-term rental half a block away.

My wife and I dream of owning a home in our neighborhood as we have become a part of this great community. We have learned from other community members that corporations are buying a big portion of the limited housing inventory in our community and are essentially operating those homes as hotels. No families- often guests coming to not just enjoy the coast but to also throw loud parties late into the evening. I have also learned that often these corporations often pay significantly over asking price all in cash on available listings. As we all know the Coast is an expensive place to begin with and there is a very limited supply of available housing. *So, when we are ready to buy a home- how are we supposed to compete with a faceless corporation that pays all cash, far over asking?* I ask each of you on council- **do you want your neighborhood to become a series of unregulated hotels?**

To be clear I am not trying to impede any homeowner's rights. I get it- we live in an expensive area- I am not suggesting we prevent a homeowner of earning additional income to help pay his/her mortgage. Not against the homeowner but rather the faceless corporation that is only looking to profit from our beautiful city. As a city we need to find the right balance of protecting homeowner rights while still maintaining the culture of our community. I would suggest that a cap of 150 short-term rentals in our relatively small town is not enough. Not even close.

I would prefer to see what our neighbors to the south (Half Moon Bay) are attempting to implement- a cap on the number of times that a home can be made an unattended short-term rental. I would suggest this is fair to

all parties- homeowners that depend on rental income to pay their mortgages can still rent out a portion of their home while still ensuring our neighborhoods are not overrun by corporations that are running unregulated hotels and only see our community as a profit center. There is clearly a public safety benefit in such a solution too- I have neighbors who have had to call the Pacifica Police many times over the last year due to noisy/disrespectful guests (that in many cases were violating the law) staying in the short-term rental (operated by a corporation) next to their home. I respectfully ask you to consider my feedback/proposed solution.

Respectfully,

Darcy Duckenfield

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From: Kate Chinca [REDACTED]
Sent: Sunday, February 12, 2023 1:08 PM
To: Public Comment; _City Council
Subject: Short Term Rentals

[CAUTION: External Email]

Dear Mayor and City Council Members,

I previously send a letter to you in regards to Short Term Rentals and contacted you last year regarding the same.

I would like to follow up with you to ask that you please consider making changes to our current ordinance to have either hosts be onsite or have it be the primary residence of the owner. Others have even more serious concerns than I do but alone, the noise some renters have created in the neighborhood, the fact that 3 work trucks towing trailers came to stay while doing a job instead of renting 3 rooms at one of our local hotels, no one to assess the fact that it's a storm and garbage is strewn way down the street in the wind with no one to retrieve it and no one that can be contacted by neighbors. Of course, it was neighbors who cleaned it up. A limo bus parked in the driveway to bring many to the house. It states that it can sleep 16 or 18 people. Seriously? This was not the intention of the voters I have spoken with when votes were made for STRs.

Most of all, I go back to the fact that they are BUSINESSES. My neighborhood is not zoned for commercial. It is zoned for residential.

Please do not mistake the fact that we are not overrunning the Chamber with a ton of people to ask that this be addressed. Many of us are still not coming together in large groups since Covid and hope you understand that does not diminish our request for your consideration.

I appreciate your time and hope that we will be able to piggyback the way Santa Cruz and Half Moon Bay cities are attempting to address this very difficult issue.

Thank you.

Kate Chinca
Pacifica, CA

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From: Caitlin Quinn [REDACTED]
Sent: Sunday, February 12, 2023 1:12 PM
To: Public Comment
Cc: _City Council
Subject: Comments for Monday, 2/13/23 City Council Meeting -- File No. 2022-036 – Text Amendment TA-123-22--Amending the Short-term Rental Ordinance

[CAUTION: External Email]

Dear Mayor Bigstyk and Members of the Pacifica City Council,

Thank you for again putting the issue of short-term rentals (STRs) in Pacifica on your agenda for this Monday's City Council meeting.

Regarding tonight's vote on the amended ordinance to put in place a cap of 150 STRs in the city, I urge you to please consider the following:

- Amend this ordinance to reflect a cap of **150 STR units, not 150 STR permits**. As the ordinance reads presently, it will NOT ensure that only 150 STRs operate in the city--which, as I understand, has always been the spirit of the amendment. Instead, the amendment as currently written creates a loophole that "bad actor" corporate/investor STR owners will exploit, driving the total number of STRs in Pacifica to well over 150 units.
- Amend the ordinance with language that ensures that the **150 STR units are equally disbursed throughout Pacifica's neighborhoods**. Regions like Sharp Park and Pedro Point are already overrun with full-home, unhosted STRs. If, per the city staff's recent documentation, Pacifica has 101 STRs in operation (incidentally, a number that is not supported by the 200+ STRs listed in Pacifica on reservation platforms like Airbnb) and is allowing for the operation of an additional 49, some measure must be put in place to ensure that no more are permitted in either Sharp Park or Pedro Point, where so much community, safety, and quality of life has already been eroded by the large number of unhosted STRs operating there.
- Amend the ordinance to **differentiate between hosted STRs and unhosted STRs**. The former support Pacifica neighbors who seek to rent out part of their home while they live on the premises (representing Airbnb's original business model); the latter is the playing field of the corporate investor, who robs much-needed homes from the community, degrades quality of life for residents through noise, trash, parking and other issues, and only seeks to exploit our community and its resources.
- **Follow the guidance of the Planning Commission** that, at its 1/17/23 meeting, recommended the following amendments be made to the STR ordinance in order to rescue Pacifica neighborhoods already destabilized by corporate-owned/run unhosted STRs and to return peace of mind and quality of life to Pacifica residents:

*Planning Director Murdock stated that the full language that would be added to the resolution recommending City Council action on this would read as follows; i.e., whereas the public testimony related to the host ordinance has demonstrated that the short term rentals in residential neighborhoods has created quality of life noise and parking congestion have warranted further study by the city in order to develop more robust short term regulations and the Planning Commission recommends that the City Council prioritizes this item in its goal setting process for fiscal year 2023-2024. **Factors to be considered in a future ordinance should include but not be limited to a neighborhood based cap, more than one night minimum stay, verification of potential changes in occupancy classification under the building code, occupancy limits, minimum off street parking requirements, one permit required per dwelling unit and not per property, on site guest safety inspections for smoke and carbon monoxide detectors and other safety code requirements, a diminishing cap over time to 75 STRs, requirement for a local contact person for the STR operator, requirement that an STR be a primary residence for the operator but not requiring that the primary occupant be on site during the STR operation, abandonment of STR permit if two violations are substantiated by the city within one year, trash receptacle design and placement standards, maximum number of STRs operated by individual operator and appropriate minimum and maximum stays per year of STR operation including possibly a maximum of 30-60 days per year.***

- Follow the lead of cities like Santa Cruz that, when facing this same issue, **assembled a volunteer sub-committee of residents representative of differing viewpoints and experiences** to drill down into the STR issue there and to work toward the creation of a meaningful and reasonable ordinance. Task this subcommittee to work with Pacifica city staff but also to take on much of the workload so as to protect the staff's over-burdened resources.
-
- Place an immediate **moratorium on the permitting of any new unhosted STRs** while the City puts the above in place. Otherwise, by the time the City has even succeeded in getting the proposed 150-cap ordinance on the California Coastal Commission's agenda, the number of permitted STRs in Pacifica will likely exceed the proposed 150 cap.

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Pacifica's neighborhoods and neighbors are in crisis due to the destabilizing force of corporate-run/owned STRs in our beloved city. In particular, Beach Blvd. is overrun with unhosted STRs, where the number of homes now serving as unregulated hotels nearly rival the number of homes occupied by residents. As a result, the neighbors here are subjected to a constant deluge of strangers, many of whom stay in Pacifica simply because it is cheaper than renting a hotel in San Francisco, and not because they are looking to avail of Pacifica's beaches, restaurants, or shops. If you want to know which homes are STRs in my area of Beach Blvd., simply look for the homes with luxury cars in the driveway and the trash receptacles either not put out for collection or sitting in the street long after the Recology trucks have come by. And speaking of Recology's trucks...after realizing they couldn't cram a third car into the driveway of a small STR on Beach (an STR that is advertised as accommodating a total of only three people) one STR customer decided to just park their BMW half in the street, half on the sidewalk, creating an obstacle the night before the Recology trucks were due to come. Here is a photo of the car (note the irony of its having been parked directly in front of the clearly marked "no parking" sign):



Addressing the issue of problematic, unhosted STRs is mission critical for Pacifica and **requires the City Council's urgent attention as part of its workplan for the new fiscal year.**

As a Pacifican who lives a scant few feet from an unhosted STR that is owned and operated by a corporation (one that now has 19 properties in Pacifica), my partner and I have endured **seven straight months of noise and other nuisance disruptions**, including **being woken up frequently between the hours of midnight and 6 a.m. by customers "checking in" and "checking out"**, an eroded sense of security and peace of mind (a highlight illustrating this was when a Pacifica police officer came to our door two days after Christmas, asking if we had seen **"anything suspicious involving children and drugs at the Airbnb next door"**), and a deteriorating quality of life and health, which has necessitated medical attention. Add to this the financial injury of **watching our home's property value drop, given how few people would be willing to buy a home directly next door to what is essentially an unregulated hotel**. All the while, the commercial enterprise next door to us operates blithely 24 hours a day, seven days a week, 365 days a year, including all major holidays. Our discomfort and lack of sleep is of no concern

to the corporate owner. After all, we're only neighbors, not paying customers. Our voices are unimportant. Who listens to "insects"?

Thank you, Mayor Bigstych and City Council Members, for doing the right thing by: 1) amending the 150-cap ordinance to give it meaning; 2) putting an immediate unhosted STR moratorium in place; 3) placing the creation of an STR ordinance that will rescue Pacifica homes, neighborhoods, and residents' quality of life on your work plan for the coming fiscal year; and 4) calling for the creation of a volunteer, resident subcommittee to study this issue and identify meaningful, sensible solutions.

Sincerely,

Caitlin A. Quinn

West Sharp Park

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From: Cindy Abbott [REDACTED]
Sent: Sunday, February 12, 2023 2:14 PM
To: Bigstych, Tygarjas; Vaterlaus, Sue; Bier, Mary; Boles, Christine; Beckmeyer, Sue
Cc: Public Comment
Subject: Public Comment for: 2/13/23, City Council Meeting Agenda Item #10
Attachments: Feb 13, 2023, City Council Agenda Item #10, Short Term Rentals Public Comment.pdf

[CAUTION: External Email]

Please find attached my public comment regarding Short Term Rentals, Item 10 on the City Council Agenda for 2/13/23.

Thank you for your consideration.

Cindy Abbott

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February 12, 2023

Dear Mayor Bigstyk and Pacifica City Council Members,

Thank you for your continued focus on mitigating the impacts of short term rentals on neighborhoods throughout Pacifica, though currently mostly in Sharp Park and Pedro Point. In January, the City of Pacifica Planning Commission approved the 150 Cap while providing a strong list of additional recommendations for consideration to more robustly update the Ordinance (Pacifica Municipal Code, Title 9, Zoning and Planning, Chapter 4 – Zoning, Article 49, Short-Term Rentals).

While a First Step, More Work is Needed to Adequately Address the Negative Impact of STRs

Though well intended and a good starting point for a needed update, the 150 Cap on short term rentals doesn't fully address the issues that are increasing in the City of Pacifica. At minimum, tonight, please consider:

- Ensuring the language is clear in communicating this is a 150 Cap on UNITS not on permits given that might include more than one unit; and
- Implement a cap by neighborhood (at 1% of total housing in the neighborhood).

Though I'd like to see City Council initiate a moratorium (see below) and earlier discussion by staff indicated that this could be considered, at minimum, add the above to the Cap.

Complete a thorough review prior to submission to the California Coastal Commission

A moratorium would prevent compounding the negative impact of Short Term Rentals. At the October 10, 2022, City Council meeting, it was shared:

City Attorney Kenyon stated that they did discuss as one of the options to perhaps recommend a moratorium. She stated that there were a couple of reasons they didn't include that but, if that is the direction from Council, they will do it. She stated that, for this type of moratorium, it has an initial duration of 45 days; to adopt that ordinance in the first instance, they would make a finding that there is an immediate threat to public health safety or welfare. She stated that the data collected so far may not suggest that, but there is anecdotal evidence that they have heard from the speakers that they could arguably make that finding. She stated that the concern is that, after 45 days, they have to make another finding which is the threat still exists and there is nothing they can do to mitigate it.

While a majority of the City Council approved moving ahead with the Cap, It was ALSO indicated, that the matter would be brought forward for further discussion during City Council's goal setting process in early 2023, with consideration to formally add a robust review of the current Ordinance to the 2023-2024 work plan. As a change to the City of Pacifica's Municipal Code re Zoning will require approval by the California Coastal Commission as it pertains to short term rentals in the local coastal zone — *where today the most concentration of STRs are* — it seems prudent to recognize limited City of Pacifica and Coastal Commission staff and to present a thorough and robust update to the Ordinance at a future date.

Other Coastal Communities have Forged the Way

Municipalities throughout the state and in particular along the California coast are also reviewing their programs. On Friday, October 14, 2022, the California Coastal Commission¹ was presented with Half Moon Bay's proposed updates. These included (*italicized comments are this writers*):

- Occupancy Limits (*the CCC is not in favor of limitations on number of occupants and cars*);
- Enforcement mechanisms (*is the program guided by Ordinance and/or the Local Coastal Program enforcement action*);
- Substandard lots (*a concern in HMB and also known to exist in the City of Pacifica*);
- Maximum number of unhosted days; and,
- Primary residence requirement.

The City of Santa Cruz clearly notes² that "The intent of the Ordinance is to allow short-term rental of residential properties within the City **while protecting the City's long-term housing stock**. The Ordinance also ensures that Short-Term Rentals (STRs) do not become a nuisance to the community, or threaten the public's health, safety or welfare". To do this, they have a cap of "250 **owner-occupied/hosted** STR permits available on a first come, first served basis." Further, they have provided definition of Hosted and Non-hosted STRs for clarity.

150 Cap a Good Start, Though More is Needed

While I support the cap of 150 STRs and exclusion of ADUs to be used as STRs, the current proposal does not address:

- ***the removal of long-term housing*** as residential properties are being converted to full time short term rental units, eliminating housing stock and full time residents who could have kids in our schools, contribute to community organizations, and neighborhood safety;
- the impact of ***hosted versus whole house un-hosted*** short term rentals, whereby no one is actively at a property to ensure visitors are complying with City Ordinances or being good neighbors;
- the potential continued deterioration of housing in the coastal neighborhoods of Pedro Point and West Sharp Park, as there isn't a requirement for the proposed 150 STRs to be ***equitably dispersed by neighborhood*** (as the City of Pacifica has done with cannabis shops);
- if a "***tiny home***" is considered an ADU or junior ADU or if they can be permitted to operate as an ADU;
- an operating requirement to provide visitors with the City's ***waste management policies regarding recycling and composting***;
- how business entities are in ***effect ignoring the City's zoning regulations by turning residential neighborhoods into commercial districts***; or
- how the increase in STRs is impacting the ***hotel business*** in the City of Pacifica.

¹ [California Coastal Commission, 10/14/22 meeting video re Half Moon Bay STR proposal](#) (0:46:30)

² [City of Santa Cruz Short Term Rentals, city website](#)

Enforcement Not Addressed

Nor does it clearly address how enforcement will work. Today neighbors don't have a means to check if a short term rental is operating legally: City of Santa Cruz has a link to check their registry on the city website³; and, other cities require STRs to include the City license number on platform (AirBnB, VRBO, etc.) postings. Though the staff report indicates limited complaints, residents are concerned with reporting the situation to the Police due to the City's limited staffing and many priorities; maintaining good relations with neighbors; and receive little support or relief from property managers or STR online platforms.

CC Commissioners Strive for Balance, Support For Coastal Neighborhoods/Residential Zoning

The staff report that went to the Planning Commission, commented that, "The CCC has found that outright bans or undue restrictions on STRs are inconsistent with the Coastal Act policies prioritizing public access and visitor-serving uses". This doesn't share the full story of CCC discussions about STRs. At the October 14, California Coastal Commission meeting, the Coastal Commission and City of Half Moon Bay agreed to bring their program back at a future time as they worked through a final few items. Input from the commissioners was requested by HMB City staff to help guide further discussions between their staff and the CCC's. Showing strong support for housing and concern for coastal neighborhoods, members of the CCC offered the following comments.

- Commissioner Catherine (Katie) Rice noted that ***"every residence that has been a long term (residence) that turns into a STR is a loss.*** Every community is a unique situation (i.e., this is different than the Malibu discussion alternate options such as hotels are limited).
- Commissioner Linda Escalante aligned with Commissioner Rice, reflecting that ***every housing unit that is lost is cumulative/additive.***
- Commissioner Mike Wilson aligned with the City of Half Moon Bay's compromises, indicating concern with the increasing change of residential properties to STRs. Commissioner Wilson noted, ***"This is primarily a zoning change, moving to add business/commercial operations in residential neighborhoods."*** Further, he noted that the Coastal Act and prior CCC discussions have maintained that housing is a primary consideration (not only visitor serving accommodations).
- Commissioner Meagan Harmon stated, ***"short term rentals fundamentally undermine coastal communities."***

Consider a Moratorium While Developing a Plan as Other Municipalities Have Done

In June 2020, the Monterey County Planning Commission⁴ determined they didn't have enough information to vote on three different proposed ordinances regarding short term rentals. Instead they chose to write to the Board of Supervisors detailing ongoing concerns that they didn't see to be fully addressed in the proposals.

³ [City of Santa Cruz online search for registered STRs](#) (right of page)

⁴ [Monterey County Weekly News, Sept 2022](#), with links to past articles and County Planning Commission action in Nov 2020

The City of Pacifica can follow the lead of other areas such as Marin County, who has placed a moratorium on new short term rentals in West Marin⁵ (the unincorporated coastal areas of: Dillon Beach/Tomales to the north, San Geronimo Valley and Nicasio in central Marin, and the communities of Muir Beach, Stinson Beach, and Bolinas to the south). Sonoma County also implemented a moratorium last year (though it excluded the coastal zone overseen by the CCC), while they worked on implementing new regulations.

Continue the Work to Maintain our Residential Neighborhoods

As I've noted before, the intention of the sharing economy is to provide opportunity for homeowners to create a welcoming space in their homes for occasional visitors. I support this concept that can also assist homeowners with retaining their place of residence. What is taking place all too often though is a shift to residential property purchases for the sole intention of running a commercial business in a residential neighborhood.

The City of Pacifica doesn't need to reinvent the wheel. There are a number of coastal city ordinances, rules and regulations that can be used to model a solution that balances the influx of short term rentals, particularly in the coastal zone neighborhoods, while also providing the opportunity for residential homeowners to receive income while providing visitor serving accommodations.

Please take action tonight to either implement a moratorium, or ensure that the 150 Cap is clear as it pertains to UNITS, and ADD a cap by neighborhood.

And, follow the recommendations of the Planning Commission for a thorough review to take place in the months ahead, that could/should also include community members who have found their living experiences disrupted, to help shape the program.

Thank you for your consideration.

Cindy Abbott
West Sharp Park

⁵ [West Marin Moritorium](#)

From: Joedy Heilman [REDACTED]
Sent: Sunday, February 12, 2023 2:20 PM
To: Public Comment
Subject: STR in Pacifica
Attachments: STR IN PACIFICA 1 OF 2.jpg; STR IN PACIFICA 2 OF 2.jpg

[CAUTION: External Email]

Please submit this letter to Mayor Bigstych and members of the Pacifica City Council.

Thank you.

P.S.....THANK YOU for deleting my e-mail address, and any other addresses, and personal information from this e-mail, if you plan to forward it.

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Feb. 11, 2023

Dear Mayor Bigstyk and Members of the Pacifica City Council,

Thank you for again putting the issue of short-term rentals (STRs) in Pacifica on your agenda for this upcoming City Council meeting.

Regarding tonight's vote on the amended ordinance to put in place a cap of 150 STRs in the city, I urge you to please consider the following:

- Amend this ordinance immediately to reflect a cap of **150 STR units**, not 150 STR permits. As the ordinance reads presently, it will NOT ensure that only 150 STRs operate in the city, which has always been the spirit of the amendment. Instead, it creates a loophole that "bad actor" corporate/investor STR owners will exploit, driving the total number of STRs in Pacifica to well over 150 units.
- Amend the ordinance immediately with language that ensures that the **150 STR units are equally disbursed throughout Pacifica's neighborhoods**. Regions like Sharp Park and Pedro Point are already overrun with full-home, unhosted STRs. If, per the city staff's recent documentation, Pacifica has 101 STRs in operation (incidentally, a number that is **not** supported by the 200 plus listed in Pacifica on STR reservation platforms like Airbnb) and is allowing for the operation of an additional 49, some measure must be put in place to ensure that no more are permitted in either Sharp Park or Pedro Point, as the sense of community has already been eroded in these areas by the large number of unhosted STRs operating there.
- Amend the ordinance to **differentiate between hosted STRs and unhosted STRs**--the former supporting Pacifica neighbors who seek to rent out part of their home while they live on the premises (and that represents Airbnb's original business model); the latter being the playing field of the corporate investor, who robs much-needed homes from the community, degrades quality of life for residents through noise, trash, parking and other issues, and who only seeks to exploit our community and its resources.
- **Follow the guidance of the Planning Commission** that, at its 1/17/23 meeting, recommended the following amendments be made to the STR ordinance in order to rescue Pacifica neighborhoods already destabilized by corporate-owned/run unhosted STRs and to return peace of mind and quality of life to Pacifica residents:

*Planning Director Murdock stated that the full language that would be added to the resolution recommending City Council action on this would read as follows; i.e., whereas the public testimony related to the host ordinance has demonstrated that the short term rentals in residential neighborhoods has created quality of life noise and parking congestion have warranted further study by the city in order to develop more robust short term regulations and the Planning Commission recommends that the City Council prioritizes this item in its goal setting process for fiscal year 2023-2024. **Factors to be***

considered in a future ordinance should include but not be limited to a neighborhood based cap, more than one night minimum stay, verification of potential changes in occupancy classification under the building code, occupancy limits, minimum off street parking requirements, one permit required per dwelling unit and not per property, on site guest safety inspections for smoke and carbon monoxide detectors and other safety code requirements, a diminishing cap over time to 75 STRs, requirement for a local contact person for the STR operator, requirement that an STR be a primary residence for the operator but not requiring that the primary occupant be on site during the STR operation, abandonment of STR permit if two violations are substantiated by the city within one year, trash receptacle design and placement standards, maximum number of STRs operated by individual operator and appropriate minimum and maximum stays per year of STR operation including possibly a maximum of 30-60 days per year.

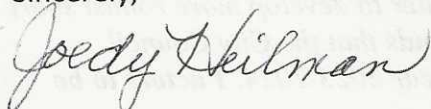
- Follow the lead of cities like Santa Cruz that, when facing this same issue, **assembled a volunteer sub-committee of residents representative of differing viewpoints and experiences** to drill down into the STR issue there and to work toward the creation of a meaningful and reasonable ordinance. Task this subcommittee to work with city staff but also to take on much of the workload so to protect staff workload and already over-burdened resources.
- Place an immediate **moratorium on the permitting of any new unhosted STRs** while the City puts the above in place. Otherwise, by the time the City has even succeeded in getting the proposed 150-cap ordinance on the California Coastal Commissions' agenda, the number of permitted STRs in Pacifica may well exceed the proposed 150 cap.

Pacifica's neighborhoods and neighbors are in crisis due to the destabilizing force of corporate-run/owned STRs in our beloved city. Addressing this situation has become mission critical in neighborhoods like Sharp Park and Pedro Point and **requires the City Council's urgent attention as part of its workplan for the new fiscal year.**

As a Pacifica resident who lives a scant few feet from an unhosted, corporate-owned-and-run STR, I have myriad stories to share about the noise disruptions, eroding sense of security and peace of mind, and basic misery we face on a daily basis. Add to this the drop in our home's property value, given how few people would be willing to buy a home directly next door to what is essentially an unregulated hotel.

Thank you, Pacifica City Council, for doing the right thing by: 1) amending the 150-cap ordinance to give it meaning; 2) putting an immediate unhosted STR moratorium in place; 3) placing the creation of an STR ordinance that will truly rescue Pacifica homes and neighborhoods on your work plan for the coming fiscal year; and 4) calling for the creation of a volunteer, resident subcommittee to study this issue and identify meaningful, sensible solutions.

Sincerely,



From: Julie Starobin [REDACTED]
Sent: Sunday, February 12, 2023 3:28 PM
To: Public Comment
Cc: Vaterlaus, Sue; Beckmeyer, Sue; Bigstych, Tygarjas; Bier, Mary; bolesc@pacific.ca.us; Woodhouse, Kevin
Subject: Short Term Rentals

[CAUTION: External Email]

To: City Council members and Staff

I think it is important to make changes to the proposed 150-cap amendment to the STR ordinance. It should be improved in several ways.

1. There is a loophole that needs to be closed so that one STR operator can only have one permit/one unit
2. There is a difference between 'hosted' and unhosted' STR's and this should be part of a new ordinance. It is the 'unhosted' rentals that cause problems; the ones owned by corporations that don't care about Pacifica or Pacificans. Limiting STRs to 'hosted' permits is a good way to help homeowners who need extra income.

Other coastal cities have put stricter STR ordinances in place. Please look at these and take advantage of volunteer residents who are available to help figure out reasonable solutions.

It would be helpful to put a moratorium on any new permits while the Council is deciding.

Thank you,
Julie Starobin, Pacific Manor

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From: Lyn Morosi-Allison [REDACTED]
Sent: Sunday, February 12, 2023 7:24 PM
To: Public Comment
Subject: STR unit amendments

[CAUTION: External Email]

To Mayor Bigstyk and members of the Pacifica City Council, I am one of the many Pacifica residents who are concerned about putting through proposed short term rental without the proper caps, amendments, and language stipulations. We're very concerned that any 150 cap on permits, but not units, will give free range to a ballooning industry of STR's, without regard to our existing quality of life and the nature of our Pacifica neighborhoods.

Please consider and adopt amendments similar to what Santa Cruz and a half Moon Bay, and other cities have implemented.

1. Cap the number of units, not just permits. The proposed language that is being considered may be too ambiguous and give loopholes that will mean more STR's than neighborhoods would want.
2. Have hosted STR as opposed to non-hosted.
3. Place a moratorium in the meantime on new STR permits while some of these and other more favorable additions to the amendment are being considered.

Thank you so much for your consideration.

Lyn Morosi-Allison
Clyde Allison

Sent from my iPhone
Lyn Morosi Allison

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From: Hanna Steinbach [REDACTED]
Sent: Monday, February 13, 2023 7:02 AM
To: Public Comment
Subject: City Council Meeting - Comments

[CAUTION: External Email]

Pacificans,

As an Airbnb host of more than a decade I would like to share my comments. In my ten years of hosting Airbnb guests first in Geneva, then in Berlin, followed by San Francisco and now in Pacifica, I have never received complaints from neighbors. In fact, I have hosted multiple family members and friends of my neighbors.

The clear reason for this good track record is that I am an **onsite host**. That means I rent out rooms/areas in my house where I live. As a result, I can make sure that my house rules are followed while creating a good experience for guests and creating an affordable lodging alternative at the coast.

Unfortunately, under current regulations, Pacifica does **not** allow hosts to rent out accessory dwelling units (ADUs) as short term rentals but it does allow hosts to rent out entire places, such as entire houses or condos. This regulation simply doesn't serve the city of Pacifica nor its residents and should be immediately reversed

Allowing Airbnb operators to rent out entire places has several undesirable consequences. First, short-term rentals without an onsite host often lead to nuisance in the form of noise or other unpleasant effects. It also has the effect of reducing housing supply, and as such, increasing prices for an already incredibly expensive area. Lastly, most people much rather live near longterm neighbors as opposed to visitors. I have seen several houses immediately being turned into short term rentals following acquisition and several are in my own neighborhood - Pedro Point. This needs to stop.

Pacifica could immediately rectify this undesirable situation by only allowing onsite hosts to rent out rooms, suites or ADUs as short term rentals. There would be no need to reduce the number of listings. Pacifica could collaborate with Airbnb to issue short term rental license numbers and instruct Airbnb to only list rentals with a license number. This would be a very efficient enforcement mechanism and Airbnb offers this service already to other cities, such as San Francisco. Also, Pacifica should immediately cease its business relationship with HDL, a company that offers antiquated payment services for a steep fee. This expense is unnecessary given that Airbnb automatically collects TOT and Pacifica should rather save the funds it has for community serving projects.

Many thanks,
Hanna Steinbach

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From: Jacqueline ODonnell [REDACTED]
Sent: Monday, February 13, 2023 7:16 AM
To: Public Comment
Subject: STR regulations

[CAUTION: External Email]

Dear Council Members,

Tonight you will consider the regulations regarding STRs in Pacifica. There are many loopholes in the regulations that should be closed. Pacifica is a charming beach town, a wonderful place to live and raise children. Please don't let commercialization take over our neighborhood. We need to make sure families are not replaced by visitors.

There is a large AirB&B 3 houses up from ours. Frequently in the summer we'll see 5 or 6 cars arriving with 15 + people. In rainy January a large recycle can blew down the hill strewn papers, boxes, and cardboard on both sides of the street. Residents had to clean it all up. Because there is no onsite manager, my neighbor could only talk to the house cleaner who said she would text the manager about the issue. We never heard a word from them.

Thank you for your consideration.

Jacqueline O'Donnell. [REDACTED]

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Sent from Gmail Mobile

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From: Jen Hansen [REDACTED]
Sent: Monday, February 13, 2023 8:41 AM
To: _City Council; Public Comment
Subject: Re: Monday, Feb 13 council meeting regarding STR

[CAUTION: External Email]

I apologize for the second email. I just thought of one more thing I wanted to bring to council's attention.

There are a handful of STR properties in Pacifica that are operating under the municipal code definition of hotels.

Sec. 9-4.245. - Hotel.

"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.
(§ 19.40, Ord. 363)

Those properties are as listed below:

26 Kings Canyon Way



Pacifica Poolside Oasis- with new Hot Sauna! - Villas for Rent in Pacifica, California, United States

Entire villa in Pacifica, United States. Gather your family, friends or work team together in your own six-bedroom villa, including pool, hot sauna, and every amenity you could ever need.

www.airbnb.com



1001 Everglades Dr



Jacuzzi Pool Table Sauna Resort Style Home 5 Stars - Houses for Rent in Pacifica, California, United States

Entire home in Pacifica, United States. Plush luxury open concept home with hot tub, pool table, and a 3 person infrared sauna among other amenities. This spacious home also features a s...

www.airbnb.com

1159 Barcelona



NEW! Luxurious 6 BR Entire Home, Hot tub, Views - Houses for Rent in Pacifica, California, United States

Entire home in Pacifica, United States. Gorgeous Pacifica Home w/ views. 6 bedrooms, 3 bathrooms. 82in TV in living room. Large master suite with 200 sqft bathroom. Gourmet chef's kitchen...

www.airbnb.com

1168 Crespi Dr

https://www.airbnb.com/rooms/711870238451089844?check_in=2022-11-01&check_out=2022-11-06&guests=1&adults=1&s=67&unique_share_id=56074691-d906-4f80-9d9b-740d8f75fa44

2061 Beach Blvd



Whole Building on the Beach near San Francisco - Houses for Rent in Pacifica, California, United States

Entire home in Pacifica, United States. An entire apartment building right on the beach! Perfect for larger groups you can comfortably sleep up to 11 people. This building contains 3 apa...

www.airbnb.com

423/425 Norfolk Dr

https://www.airbnb.com/rooms/41438534?guests=1&adults=1&s=67&unique_share_id=f78c782e-88e7-43a8-84b7-4cd70b945c9c

At this time, I wanted to bring it to council's attention so appropriate steps to can be taken by the appropriate division to ensure that these properties are operating in compliance with the municipal code's requirements for hotel properties.

Best, Jen

From: Jen Hansen

Sent: Sunday, February 12, 2023 9:26 PM

To: citycouncil@pacificagov <citycouncil@pacificagov>; publiccomment@pacificagov <publiccomment@pacificagov>

Subject: Monday, Feb 13 council meeting regarding STR

Good evening all,

Before I dive into things, I must apologize if this is not well articulated. I have chronic nerve and muscle pain, which has been debilitating for the last 36 hours. I have been barely able to articulate a verbal response to reason with my 4-year-old to clean up the living room floor, let alone try to write a logical email to intelligent people. My apologies.

I am writing regarding the proposed 150 STR cap on short term rentals in the city of Pacifica.

While I understand the immense undertaking the Housing Element has been and the extensive amount of city resources being utilized to complete the document, the effects on STR's in Pacifica go hand in hand with the goal of the housing element... create more stock of long-term housing in Pacifica.

While I understand where the number 150 came from when imposing the number of permits allowed in the city of Pacifica, it does not translate to 150 UNITS.

For example, George (Luxyom LLC) currently manages 2 properties, but both have 2 in-law units, meaning there are actually 4 units taken out of the long-term rental pool.

Millenium Flats manages 3 locations, one is a 4 unit apartment complex, where all 3 units are on AirBnB. One is a 4 unit apartment complex where 3 units are AirBnB's (I have not confirmed, but it seems like the 4th is a prior long term tenant). and the 3rd property is a 2 unit building where both units are STR's. That's 3 properties with 9 units out of the long term rental pool.

Sarah manages a property in Manor with 3 houses on 1 property. All 3 units are STR's. Don in the east side of Sharp Park manages a hosted STR with 2 in-law units, both are full time STR's,

Furthermore, my understanding is the cap applies to the number of STR licenses issued. While this seems like it may provide some relief to the situation and deter corporations from purchasing property and converting them to STR's, this would only apply to NEW players coming on the scene, as each license allows an unlimited number of units per license. This is concerning because there are already a few cooperations operating in Pacifica gobbling up houses for sale.

For example, currently, Marbella Lane operates 18 PROPERTIES in the city of Pacifica and 19 UNITS (one property has an ADU being used as an STR). Because they already possess an STR operating permit in Pacifica, this STR cap does nothing to deter them from purchasing more properties and converting them while a more robust STR ordinance is constructed. Vicki Li is the real estate agent facilitating these home purchases.

Daniel Cheng (a real estate agent) is currently managing 10 properties, with one of them being a duplex where you can rent out either both units, or an individual unit), making a total of 12 separate AirBnB listings. It looks like there is one other property sold recently that I'm sure will be listed on AirBnB shortly.

By my count, there are 195 listings on AirBnB (I have not included The Anchor Inn or any of our traditional local hotels advertising in this data, nor do I have any data about VRBO). With some listed as whole property versus partial property listings, by my count, there are 190 UNITS either taken out of the long term rental market (like with ADU's and in-law units) or houses recently purchased out from under the feet of locals and turned into a business opportunity for non-residents

While I acknowledge property owner's rights, the wants of a few should not outweigh the effects of the many, especially when the people purchasing these properties do not live in the community or feel their everyday effects.

Our city needs people to lay down roots, attend our schools, work in our stores, shop at our grocery stores, and create connections within the community. Our houses are not HOTELS. According to a former city staff member, part of the reason our city programs are lacking is no workforce staff due to the high cost of living.

While the cap will slow the spread, I insist that the Council place a moratorium on all new STR's. While i acknowledge the HUGE undertaking this will be, we do not have to recreate the wheel. Marin recently did a 45 moratorium, and extended it for 22 months and 15 days.

Doing this will allow the city the time it needs to add creating a more robust STR ordinance to the list of priorities for the 23/24 fiscal year, which the Planning Commission recommended and many resident volunteers to help complete. Looking at the work other coastal cities like Half Moon Bay, Marin, and Santa Cruz has done will lay an amazing framework that will just have to be modified to meet the needs of our unique city.

While I'm sure I have more to say, the pain is taking over and I can hardly read my screen with tears in my eyes.

I appreciate the hell out of each and every one of you and look forward to being able to support in any way I can!

Jen Hansen

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From: Susanne C. Reed [REDACTED]
Sent: Monday, February 13, 2023 9:20 AM
To: Public Comment
Subject: Short term rentals

[CAUTION: External Email]

Please see below.

This is a lose-lose proposition that needs to be carefully controlled and monitored. The people renting these homes have, as they say, 'no dog in that fight'. This type of rental guarantees little or no benefit to the city coffers. They are not renting an hotel room so no tax dollars going toward the city and are these renters buying in town? If there are repair issue are the owners hiring maintenance people in town or will these homes just become deferred maintenance homes? And when things go south and Pacifica police have to be called this is an added burden to a department that is already short staffed and backpedaling.

There needs to be some system put in place to control this situation that benefits the city of Pacifica while respecting the surrounding neighbors.

Thank you,
Susanne Reed
[REDACTED]

We have one in our neighborhood...no one on site for issues. Most are purchased by out of town or out of country buyers with no concern for our neighborhoods. Hollering at 2:30 in the morning, workers with trucks hauling trailers (3) at one time to offset companies renting 3 rooms in our local hotels. Police questioning the possibility of drugs in Caitlin's neighborhood, etc.

Caitlin has one right next door to her with sleepless nights for revelers, people coming and going all times of the night with no consideration regarding noise or others. Although you may feel sorry that someone has to go through that, unless our STR ordinance is written with a strong emphasis on how they should be handled, the 150 we have here could mushroom to so many more. Please take a moment to read what she has sent and I hope that you will be compelled to ask our Mayor and City Council to address this issue and control it. Santa Cruz, Half Moon Bay and other cities Xoxo,
Sent from my iPad

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From: Bobbie [REDACTED]
Sent: Monday, February 13, 2023 10:44 AM
To: Public Comment
Subject: STR

[CAUTION: External Email]

Table 1. Housing Stock Impacts of Permitted STRs in the Coastal Zone			
Neighborhood	No. of Housing Units *	No. of Permitted STRs	Percentage of Housing Units being used as Permitted STRs
Fairmont West	349	1	<0.5
West Edgemar/ Pacific Manor	671	3	<0.5
West Sharp Park	1,040	28	2.7
Pedro Point	301	16	5.3
<i>Coastal Zone</i>	<i>2,574^b</i>	<i>48</i>	<i>1.9</i>

Source: U.S. Census Bureau, 2020 Census Redistricting Data (Public Law 94-171) Table H1

Note:

- a. Estimated based on census block units that most closely represent the neighborhood as defined in the Local Coastal Land Use Plan
- b. Includes housing units in all Coastal Zone neighborhoods

Item 10.5271

Example shown in notes is very misleading in that it does not reference all neighborhoods in Pacifica.

Except for including Pedro Point, excludes East Sharp Park all the way to Linda Mar neighborhoods.

A more comprehensive table should be available.

Bobbie Bradley
East Sharp Park

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From: Mary Ann Provence [REDACTED]
Sent: Monday, February 13, 2023 11:01 AM
To: Public Comment
Subject: STRs

[CAUTION: External Email]

As a 45 year resident of Pacifica, I am asking you to seriously consider the negative impact unregulated STRs are having and will continue to have on the quality of life of Pacificans.

First, I am asking that the cap on STRs be on the number of units, not the number of permits. This would close the loophole of a permit holder to operate multiple STRs.

Second, I would ask that there be an immediate moratorium on unhosted STRs. These investors are not present to monitor noise, parking issues, trash, etc. They take away housing and exploit the neighborhoods.

Thank you for considering my input in making these decisions that impact the lives of Pacificans.

Mary Ann Provence
[REDACTED]
[REDACTED]

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From: Cheryl Greene [REDACTED]
Sent: Monday, February 13, 2023 11:55 AM
To: Public Comment
Cc: Caitlin Quinn
Subject: February 13, Pacifica City Council Meeting, Agenda Item 10: STRs

[CAUTION: External Email]

Mayor Bigstyk and Members of the Pacifica City Council,

Thank you for putting the issue of short-term rentals (STRs) on the agenda for tonight's City Council meeting.

I appreciate your addressing the issue of STRs in our city, but I don't think you are going far enough. Here are some of my concerns:

- A permit holder can own and operate more than one unhosted STR. That means a cap of 150 permits does nothing to keep well-funded corporations from buying up prime real estate and turning them all into STRs.
- Pacifica is a diverse city. Some areas are more popular with tourists than others. Those areas, namely West Sharp Park and Pedro Point, will bear the brunt of the traffic, noise, and loss of neighborhood community from STRs. The 150 total STRs in Pacifica needs to be regulated by neighborhood. Alternatively, you can lower the total cap so West Sharp Park and Pedro Point can not have any new STRs and as properties sell, the STR permits do not follow.
- Without regulation, STRs become sites for large group gatherings. These are often loud and sometimes dangerous. In order to keep "party houses" from popping up in neighborhoods, require a two or three-night minimum per rental, set occupancy limits, and limit the number of cars to be parked at each property to the number that can park in the property's driveway.
- Homeowner occupants have a greater level of care for their homes than non-owners occupants on issues of home safety. Set requirements for smoke and fire detectors for each STR. This is an important matter not just for the occupants, but for the surrounding community. As we know, fires spread from home to home — especially when dwellings are close together as they are on Beach Blvd, where we live.
- I understand that the City makes money from these short-term rentals, but I do not believe the current value to the City outweighs the cost to some of us. I believe a steep tax, PAID TO THE CITY, would make it harder to find renters for these properties which would dissuade potential STR owners from overrunning Pacifica and bring money into the City creating a valuable pool of funds for needed City services.

Thanks again for addressing this issue. I appreciate your attention in this matter and urge you to consider citizens' concerns.

Sincerely,
C~

Cheryl Greene
[REDACTED]

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From: Lyla Reiner [REDACTED]
Sent: Monday, February 13, 2023 12:06 PM
To: Public Comment
Subject: short term rentals cap in Pacifica

[CAUTION: External Email]

To whom it may concern:

As a resident of Pacifica, I'd like to express my concerns about the proliferation of STRs in Pacifica and very much hope that we can put in measures to limit the number of them:

There is an STR owned by an out-of-country owner and operated by Marbella Lane across the street from us. Issues we have dealt with:

- Loud after-hours parties or noise (due to close proximity, the noise caused by guests on the deck is amplified to us and our neighbors)
- Disruptive behavior (guests having parties and acting hostile to the neighbors, etc.)
- Illegal parking (the "guests" parking along our property and blocking the road and destroying our plants)
- Excessive and/or overflowing trash (ongoing issue with the cans being left out all the time, raccoons knocking the cans over causing debris to be spread all over the road and beyond, guests using the compost bin for overflow recycling of party supplies, etc.)
- Any activity that disrupts the neighborhood peace (frequent cigarette and/or marijuana smoke, etc.)
- Lack of privacy. (we have young children and I don't feel safe any longer letting them roam around in our yard knowing that anyone staying at the property is a stranger)

In addition to the above, when we have complained about these things, we have had threatening letters sent to us by a lawyer representing the owner of 400 Belfast.

I don't have a problem with residents who live onsite and may need to supplement their income by renting out a room or ADU.

Properties that are run by the likes of Marbella Lane that remove housing stock are an issue. ^[1] [Marbella Lane](#) operates at least 19 properties in Pacifica alone. They are making lots of money for their investors and providing nothing in return for the residents who have to live near them.

Thanks and take care,
Lyla
[REDACTED]

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