

# **Public Comments**

## **Consent Calendar – Items 1-9**

Written Comments Received By 12pm on 02/27/2023



*February 27, 2023*  
*City Council Meeting*

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**From:** Dinah Verby [REDACTED]  
**Sent:** Sunday, February 26, 2023 8:53 PM  
**To:** Public Comment  
**Subject:** Feb. 27, 2023 Consent Agenda Item 4 - Transfer of "Disney Lot"

**[CAUTION: External Email]**

Dear Councilmembers,

The Pacifica Land Trust enthusiastically supports the City's letter of sponsorship for passage of AB 612. The PLT has long advocated for acquisition of the "Disney Lot" as it is well suited for parking for the future completion of the California Coastal Trail gap.

The Pacifica Land Trust is happy to also write a letter of support to the State Legislature.

We thank the City Council and staff, as well as Senator Becker and Assemblyman Berman, for bringing this bill forward.

--

Dinah Verby, Esq. Vice-President  
Pacifica Land Trust Board of Directors

[REDACTED]

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**From:** Caitlin Quinn [REDACTED]  
**Sent:** Sunday, February 26, 2023 2:53 PM  
**To:** Public Comment  
**Cc:** \_City Council  
**Subject:** City Council 2/27/23 Agenda, Item 9: Ordinance to amend Article 49, "Short-Term Rentals" of the City of Pacifica Zoning Regulations

**[CAUTION: External Email]**

Dear Mayor Bigstyck, City Council Members, and City Staff,

While I remain distressed at the fact that the proposed STR ordinance amendment will limit only 150 STR permits and not units, I am writing to **express my support for adding text to the proposed amendment that will allow the City Administrator to deny either the renewal of STR permits or the granting of new STR permits in order to manage the cap, especially in Pacifica's coastal zone**, which has been overrun by STRs that essentially operate as unregulated hotels.

I am also writing to urge the City to **increase its enforcement efforts against STRs that have become nuisance properties**. I live a few feet from such a nuisance STR. The problems are myriad at this unhosted, corporate-owned and -operated, unregulated hotel: noise from customers "checking in" and "checking out" frequently in the middle of the night; trash that either does not get put out, or trash receptacles that are left out on the sidewalk or in the street for days; cigarette smoke coming through the cracks in our door or through our windows; bright lights that are left on 24/7 that shine through our bedroom window even with black-out shades in place we were forced to purchase and install; rude and threatening treatment from a constant stream of strangers. We have submitted to the City Staff a chronological list of all the problems and disturbances we have been subjected to since the property started operating as a full-time, unhosted STR last summer. The list submitted at the end of January was four single-spaced pages long and continues to grow.

Every single member of our family has been negatively impacted by this nuisance STR. **We have experienced sleepless nights, reduced work productivity in our home offices, and stress-induced health problems**. Even our pets are suffering, with the constant churn of strangers trampling all hours of the day and night mere feet away from our front door and even frequently climbing up onto our front stoop and walking across our property. Also, several of the customers have brought dogs to the STR, with one group of customers actually abandoning their dog in the property's backyard for 10 straight hours with no food and very little water. We have even been questioned by the police, who were concerned about one large group of adults and children staying at the STR next door, **asking us if we had noticed any activity "involving children and drugs."**

As Councilmember Bier stated during the 2/13/23 meeting, **there is a great deal of pain within the community** being caused by unhosted STRs. I communicate about this very issue regularly with 50+ Pacificans, and hear them express openly the distress, frustration, and general loss of quality of life they experience because of an unhosted STR in their neighborhood. Pacifica City Council and Staff, **please do not mistake the fact that you may only be hearing from a vocal few for a signal that this is not a large and far-reaching issue across the entirety of our City, affecting hundreds, if not thousands, of Pacificans, either directly or indirectly**. Based on my outreach efforts, I assure you, it is.

I understand that when the Staff and Council created the original STR ordinance in 2018, the world of the short-term rental was very different than the one in existence today. Airbnb's original business model was to support neighbors renting out rooms or areas of their home in order to earn extra money; VRBO's was to support neighbors who wanted to "home swap" for a short period of time with those who lived in other regions. Sadly, that is no longer the STR business model in effect today. Nearly 80% of all hosts on Airbnb's website are corporate investors operating full-time, unhosted units. This is the pattern that is playing out in Pacifica's neighborhoods, where, according to AirDNA, **nearly 79% of all Pacifica's STRs are operated by individuals or entities with more than two units, and 58% of operators conduct business with six or more units**.

The nuisance STR next to me is one of **19 owned and/or operated in Pacifica by the same corporation.** (Note: this corporate entity owns/operates 150+ STRs throughout California and in other states.) These are NOT Pacificans looking to earn extra money to pay their mortgages. They are business people who are commodifying our homes and neighborhoods. At the 2/13/23 meeting, Councilmember Vaterlaus referred to the **“bad actors”** operating STRs in our City. She could not be more right, and I commend her for calling this out so clearly and forthrightly.

Mayor Bigstyk, City Council Members, and City Staff Leaders Carter, Woodhouse, and Murdock, please follow the lead of coastal cities like Santa Cruz, Pacific Grove, Half Moon Bay and many others, and take the necessary steps to protect Pacifica’s residents from what has become a plague of greed and disruption by STR “bad actors.” **Add the creation of a new STR ordinance that contains the robust elements as recommended by the Planning Commission at their January 17th meeting (primary residency requirement, 60-nights cap per year for unhosted STRs, etc.) to the new fiscal year work plan.** None of these will prevent Pacificans from earning extra dollars by hosting paying guests in parts of their home, or even from renting out their entire home for a limited amount of time each year. What they will do, however, is stop the bleeding and pain in our neighborhoods that have been overrun with unregulated hotels set up by corporate investors.

Please also review and **amend the City’s enforcement procedures to ensure that neighbors who are suffering by living in proximity to nuisance STRs are assisted swiftly and effectively.** We need your help, and we need you to care about us. We understand that the STR issue is complicated and that things can’t be changed overnight. But we need to know that we will be heard and acknowledged.

Also during the 2/13/23 meeting, Councilmember Beckmeyer suggested the **creation of a subcommittee of the Council to work on this issue.** I applaud her recommendation and suggest that the City refer to the subcommittee that was created by the City of Santa Cruz when they wrestled with this same issue. This subcommittee was populated by residents across Santa Cruz with varying perspectives on STRs (those opposed to STRs and those who operate them, etc.) and was tasked with researching and creating a new ordinance. **Wouldn’t this help to alleviate the dearth of City Staff time available to dedicate to this issue?** There are many of us who would be willing to help with this, myself included.

Finally, it feels disingenuous to discuss Pacifica’s housing element without acknowledging the disproportionately negative effect the unhosted STR business has had on Pacifica’s meager housing availability. I understand that the \$1.2 million in TOT projected from STRs is appealing, but imagine, for a moment, if we were to take the 200 or so homes currently operating as STRs and converted them into long-term housing. Now, imagine those 200 families consistently purchasing goods all year long in Pacifica (groceries, gas, coffee, restaurant meals, take-away, grooming services, etc.), and not merely using a Pacifica home as a base in order to attend a conference in San Francisco, as I witness frequently. Consider the positive effect that would have on our City’s economics, not just in terms of goods purchased but also children enrolled in our schools and residents supporting our libraries and non-profits. TOT will still be collected through Pacifica’s hotels. In fact, the hotels will likely produce higher levels of TOT, given more tourists would be staying in them now. This is a win-win for Pacifica.

In closing, I submit the following data point: **Within the six-block radius along Beach Blvd. where I live, there are no fewer than 10 unhosted STRs operating among a total of 23 properties. This means that 43% of the homes along this small stretch are no longer homes at all but unregulated hotels, at least five of which operate multiple units within one property.** And this doesn’t take into consideration the additional unhosted STRs in operation along Beach Blvd.’s side streets.

This is a truly untenable situation, and not one the few remaining neighbors and I signed up for. I bought a home to be part of a community, as did they. Pacifica is not a “vacation town” like Tahoe. It has strong community roots and a delightfully quirky joie de vivre, both of which derive from full-time residents. That’s worth fighting for. I hope you agree with me.

Thank you,

Caitlin Quinn  
West Sharp Park



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**From:** Pam Raymond [REDACTED]  
**Sent:** Monday, February 27, 2023 8:50 AM  
**To:** Public Comment  
**Subject:** City council meeting 2/27 agenda item #9

**[CAUTION: External Email]**

Dear Mayor Bigstych, Councilmembers and City Staff,

I am writing today regarding item no. 9 on tonight's agenda, regarding the short-term rental ordinance. A cap on the short term UNITS, not permits, is a good beginning, but hardly enough.

As a resident of Beach Blvd. for 35 years, I have seen the neighborhood shift in many positive ways, but negatively in the regards to the STR situation. I see it not as a situation, but rather an infection. Out of town buyers who have no intention of making their community or life here are buying up property because of the absence of strict STR ordinances or laws. Corporations are now buying up property to set up their STR shops. These properties are UNHOSTED.

Pacifica would be remiss to not include strong language in it's STR ordinance. Our neighboring coastal cities of Half Moon Bay, Santa Cruz, and Monterey have set good examples.

In October of 2019, A mass shooting occurred in Orinda CA, leaving 5 dead and 4 others injured. This happened in an unhosted Airbnb. The city of Orinda went into emergency mode to define, strengthen and pass an ordinance around STRs.

One night that same month in 2019, there was a rather large party at the airbnb next door, where a dozen or so men were partying aggressively. At one point an argument broke out and the one woman that was there was followed by several of the men out into the neighborhood. I called the police.

We don't want crime or violence in our neighborhoods, nor do we want something horrible like the Orinda mishap to be repeated. We also don't want to have to call the police every time an unhosted Airbnb has loud parties. We want a sense of community and safety. This has been going on too long.

I think a cap on permits is important, but maybe less so than the language regarding:

- maximum number of unhosted nights per year

- minimum number of nights requiring host and/or resident to be on premises.

These are components to good ordinance language, the real teeth that will have the greatest impact.

I also think West Sharp Park has unfairly been dealt with the most unhosted STRs in all of Pacifica and that no further permits should be given to this section.

Please adopt the key components of the Planning Commission's recommendations from 1/17/23:

" 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”.

I hope you will do the right thing.

Yours truly,

Pam Raymond

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**From:** Kate Chinca [REDACTED]  
**Sent:** Monday, February 27, 2023 11:27 AM  
**To:** Public Comment  
**Subject:** Fwd: STRs

**[CAUTION: External Email]**

Dear Mayor and Councilmembers,

I have read the letter Caitlin Quinn has sent to you. I don't want to waste your time with a repeat of a very concise and finely tuned request such as hers. But, what I do want to say is:

**Please help the  
Community out of this  
mess**

**And**

**Thank you for listening to  
our concerns!**

Best wishes,

Kate Chinca  
Pacifica

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**From:** Suzanne Moore [REDACTED]  
**Sent:** Monday, February 27, 2023 11:11 AM  
**To:** Public Comment  
**Subject:** 2/27/23 Consent items 4 and 9

**[CAUTION: External Email]**

Thank you staff and Council for past efforts on these two items on the consent calendar.

Item #4 AB 612 - please draft a letter of sponsorship to expand Pacifica's State Park at no cost to the City. I am grateful for the work that made this possible.

Item #9 Short Term Rentals. Council, please consider a different cap - that the 150 permits are a per unit permit. I appreciate the Planning Commissions recommendations, under Resolution No 2023-001, and would like the Council to move forward on this. The Planning Commission respectfully listened to the public - neighborhoods concerned about quality of life impact and advocates concerned about a reduction in housing stock - and their resolution reflected that effort.

Thank you.

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**Suzanne Moore**

[REDACTED]

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**From:** Sue Digre [REDACTED]  
**Sent:** Monday, February 27, 2023 11:56 AM  
**To:** Public Comment  
**Subject:** city council agenda Feb 27 2023

**[CAUTION: External Email]**

Agenda item Feb27 2023

Consent 3 7 Ocean Shore Railcar..can the lease be for one year? COVID lockdown has slowed repair activities quite lot.

Item 10 dist 2 had not had an election yet when this topic was discussed. The large majority of the project is in DIST 2. Please take that into account.

Item 11 housing element

Please be specific about allotting housing opportunities for residents who have a developmental disability. They have been educated here, work and volunteer here and recreate here. They are able to be productive citizens . They are empowered by this local , familiar community. The state regional center provides wrap around services but available housing is lacking.

Thank you.

Sue digre

Sent from [Mail](#) for Windows

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**Public Comments**  
**Agenda Item 10 – Beach Boulevard**  
**Infrastructure Resiliency Project**

Written Comments Received By 12pm on 02/27/2023



*February 27, 2023*  
*City Council Meeting*

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**From:** Coffey, Sarah  
**Sent:** Monday, February 27, 2023 9:15 AM  
**To:** Public Comment  
**Subject:** FW: Good morning Sarah, please

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**From:** Sue Digre [REDACTED]  
**Sent:** Monday, February 27, 2023 9:12 AM  
**To:** Coffey, Sarah <scoffey@pacificagov>  
**Subject:** Good morning Sarah, please

**[CAUTION: External Email]**

Please send to each Council member .  
Thanks.Best wishes.  
Sue Digre  
.....

Council Agenda Feb 27th

Item . 10 Memo :the majority of Beach Blvd. Belongs in District 2.  
Also at the time of the first sub- committee Dist 2 had not yet had a District election.  
Please take this info into consideration now.

Item 11  
Housing Element.  
Every city has a percentage of residents who have a developmental disability .

Each city should designate a reasonable amount of low income / very low income housing for these residents.  
Please note, these residents already have State wrap -around services. ( in our area ,it is Golden Gate Regional Center).  
Reliability of payments, maintenance , cleanliness, behaviors are all supported in those services .  
Housing itself is extremely lacking and depends on their local communities to step-to- the plate. Low and very low affordable housing is ,as you know , difficult to provide. It takes a concerted effort.

Golden Gate Regional Center works with numerous non-profit housing agencies. The city should have an up to date list of these agencies. One or more is already operating in Pacifica. ( Brilliant Corners for example ).

Usually the local Census report contains useful data on the number or percentage of residents who have a developmental disability in each Community.  
( examples of developmental disabilities are Cerebral palsy, Down syndrome, Autism, Severe Epilepsy, Williamson syndrome, etc). These constituents are educated here, have health care and recreation here and also want to work ,volunteer, and continue to live here. Here they can be productive and communicative citizens because they are in a known community, of family, friends and familiar places .



Their families, school systems, employers , and State are doing their part, pro-action on the part of their home community is also needed.

Thanks so much.

Best wishes

Sue Digre

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**From:** Suzanne Moore [REDACTED]  
**Sent:** Monday, February 27, 2023 11:45 AM  
**To:** Public Comment  
**Subject:** Consideration calendar 2/27/23 # 10 Beach Boulevard

**[CAUTION: External Email]**

Thank you for the focus this evening for progress in the Beach Boulevard Project.

As much as I understand the City's desire to move forward, I still believe the City has not provided answers to many questions Pacifica residents have - specifically how much the project will cost, how it will be funded, and the projected lifespan of the project. Many in the City understand the importance of providing protection for our infrastructure while studies on future impact of Pacifica sea level rise are conducted and allies/collaboration sought.

I feel that a unbiased forum of experts, who address these questions without restricting their input to a particular set of options, can provide the knowledge and reassurance that many residents seek. Without this, the Project lacks true community support.

The ad hoc committee should best include the Council members of the districts impacted, if those members are willing. Mary Bier and Christine Boles are the logical choices.

Thank you.

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**Suzanne Moore**

[REDACTED]

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# **Public Comments**

## **Agenda Item 11 – Housing Element**

Written Comments Received By 12pm on 02/27/2023



*February 27, 2023*  
*City Council Meeting*

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Their families, school systems, employers , and State are doing their part, pro-action on the part of their home community is also needed.

Thanks so much.

Best wishes

Sue Digre

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**From:** Sue Digre [REDACTED]  
**Sent:** Monday, February 27, 2023 11:56 AM  
**To:** Public Comment  
**Subject:** city council agenda Feb 27 2023

**[CAUTION: External Email]**

Agenda item Feb27 2023

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**From:** Suzanne Moore [REDACTED]  
**Sent:** Monday, February 27, 2023 11:53 AM  
**To:** Public Comment  
**Subject:** City Council 2/27/23 Consideration # 11 2015-23 Housing Element

**[CAUTION: External Email]**

Thank you for the past hard work on our City 2015-2023 Housing Element.

I am grateful for some progress in low-income housing, but I remain concerned about the need for deed-restricted units in which housing remains low income in perpetuity. In addition, we may have missed opportunities for Pacifica to participate in low-income housing preservation - I read we have zero numbers toward our RHNA numbers in this category. I also noted that there was no pursuit of ordinances that could promote farmworker housing.

We can hope to do better in our next Housing Element cycle. Again, thank you for your efforts.

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**Suzanne Moore**  
[REDACTED]

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# **Public Comments on Items Not on Posted Agenda**

Written Comments Received By 12pm on 02/27/2023



*February 27, 2023*  
*City Council Meeting*

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**From:** Suzanne Moore [REDACTED]  
**Sent:** Monday, February 27, 2023 11:28 AM  
**To:** Public Comment  
**Subject:** Public comments City Council 2/27/23

**[CAUTION: External Email]**

This has been a tough winter for our Unhoused.

For participants in our safe Parking Program, they continue to experience harassment, mud and darkness in some sites, and safety issues related to being parked on city streets.

For the Homeless population that increased in Pacifica, those living in cars and vans, they experience cold and wet and great uncertainty.

Let's please do what we can to assist our unhoused neighbors who seek to improve their conditions.

Ask the SPP participants about moving to the decommissioned water treatment site to better provide for their safety. Reach out for funding for our unsheltered homeless for a temporary tiny home pilot similar to the project in San Rafael.

Thank you.

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**Suzanne Moore**

[REDACTED]

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