

# **Public Comments**

## **Item 5 – Housing Element**

Written Comments Received By 12pm on 01/22/2024



*January 22, 2024*  
*City Council Meeting*

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**From:** Cindy Abbott [REDACTED]  
**Sent:** Friday, January 19, 2024 12:57 PM  
**To:** Vaterlaus, Sue; Beckmeyer, Sue; Bier, Mary; Bigstych, Tygarjas; Boles, Christine; Public Comment  
**Subject:** Public Comment, City Council Meeting: Jan 29, Agenda Item #5 Housing Element  
**Attachments:** Housing Element\_Survey Comments\_STR Highlighted.pdf

**[CAUTION: External Email]**

Dear Mayor Vaterlaus and Councilmembers,

I'd like to request review and approval of a wording update to the Housing Element. As several community members have shared with you over the past year and a half, short term rentals (STRs) are creating a negative impact in many Pacifica neighborhoods. The draft housing element has only a brief mention of how STRs impact affordability and availability of housing and offers vague language on "additional regulations". A recent presentation at the December 14, 2023, California Coastal Commission shared how stronger regulations on STRs, particularly the regulation of "unhosted" rentals is "low hanging fruit" for affordable housing. While the proposals in the draft Housing Element are likely years away before occupancy, no longer permitting "unhosted" whole house STRs is something that can benefit the community in the near term.

Below is where STRs are mentioned in the draft Housing Element. In **RED** is a suggested update to the language

City of Pacifica Draft Housing Element, dated Dec 2023 (no updates to this section were listed following the Jan 2024 Planning Commission meeting).

Document Page 20-21 Fair Housing section (Page 31 of the pdf)

Summary of Fair Housing Issues and Contributing Factors (See Appendix D)

Fair Housing Issue:

Low production of affordable housing limits housing choices of households who have lower incomes and disproportionate housing needs.

Contributing Factors:

- ♣ Predominance of single-family homes
- ♣ Limited production of affordable housing
- ♣ Coastal zone restrictions on development
- ♣ Public opposition to development
- ♣ **Market pressure for short term vacation rentals**

Page B-4

Review of Pacifica's Past Housing Element

"Challenges" Section

Document Page B-6 (Page 84 of the pdf)

**Short Term Rentals**

**The growing popularity of the short-term rental market contributes to displacement pressure in Pacifica. The City is working on options for additional regulations, such as **not permitting "unhosted" rentals**, putting a cap on short-term rentals, and further study of other regulations on short-term rentals. Pacifica's coastal location and**

## **proximity to San Francisco has created economic incentives for private property owners to convert long-term rental housing into short-term rental housing**

When Pacifica conducted a survey of residents and asked "Do you have any additional thoughts or suggestions that may guide the City's housing plan?" nearly 12% of the total responses (26 of 221) to this broad question focused on the need to regulate STRs due to their impact on housing. Those remarks are provided below (with full survey remarks, with STR comments highlighted, attached.)

- To many airBNB's. one host (guy) alone owns 12 homes in Pacifica. He will own all homes soon. How many Airbnb's will there be until we reach a breaking point because there not occupied everyday and business will over time suffer especially winter when these homes are empty more often.
- What is the city going to do about Airbnbs that remove housing from the market and make commercial enterprises out of houses that should be occupied by people living there?
- Stop allowing vacation homes which take away from permanent housing for families.
- You do not address the main issue in Pacifica which is investor owned houses. We should be eliminating short term rentals and vacant houses should be taxed.
- The extreme increase in homes being purchased with the sole intent of being short term rentals (AirBnB, VRBO, etc) is hurting the community and making it difficult to buy an affordable house. We NEED regulations on short term rentals in Pacifica ASAP!
- There are currently many short term rentals in my neighborhood that could otherwise be used to provide affordable housing for someone.
- We need restrictions on air bnb housing.
- No air bnb housing.
- Again, limit air bnb's.
- Limited the use of residential property for Air B&b is an important way to make more housing available.
- Stop all short term rentals!
- I think if the city encourages homeowners to add mother-in-law type units to their homes, those owners will rent them as AirB&Bs, and that won't help locals find permanent housing. I'd like to see restrictions on the number of short term rental properties in Pacifica so that there are more units for longer-term rentals.
- Significantly reduce the number of homes allowed to operate as STR's, which are being purchased significantly over the asking price, making it impossible for Pacifica Locals to submit competitive bids for houses.
- 4) Place heavy restrictions or prohibit short term rentals (e.g. Airbnb)
- ... Lets start with limiting short term rentals.
- Some sort of moratorium against corporations or outside investors outbidding families by buying homes to rent as air-b-n-b's. Give the everyday person a chance to live in a home.
- Somehow limit/discourage the sale of single-family residences to corporations, both domestic & especially foreign, and the people who are only buying to create rental properties/Airbnbs. It is very difficult people trying to buy a home because they are being outbid by these businesses, inflating the cost of housing in the area.
- We really need stronger rent control than what the state mandates, also more limits on air bnb type housing that takes so much away from the rental market.
- There are too many Airbnb's in West Sharp Park that could become rental units for residents. I would favor more restrictions on this.
- Repurpose illegal AirBNB for affordable housing...
- I suspect that our housing supply is shrinking because of the number of VRBO and AirB&B units (single rooms and full houses). I'm doing some research on this, but I think stronger limits and enforcement on the number of short-term rentals can help open up the existing housing to permanent housing for more people.
- Please no new housing on our hillsides. No AirBNB's as they take away from housing.

- New housing should be built north of Vallemar due to traffic. Eliminate short term rentals to free up housing.
- Restrict whole house STR's dramatically to keep current housing stock as long term rentals.
- Concern: Allowing single family to convert to multi unit dwellings will allow investors with deep pockets to buy up single family homes, destabilize neighborhoods, make home ownership even less affordable.

Please make this simple change to the Housing Element text to show your commitment to an updated STR Ordinance AND most importantly, move forward with expediency to bring back these units to the housing stock.

I'd like to additionally offer a suggestion (that I've made before and will do here again). With the concern for the workload of the Planning Department staff, and the indication earlier this month that the update to the current STR Ordinance was Planning **AND** City Manager's office work, I'd like to recommend the work move forward with our very competent Assistant City Manager who has responsibility for permitting fees, financials, AND economic development activities. AND/OR, contracting with the folks who put together the STR Ordinance in Half Moon Bay: Shute Mihaly Weinberger, through their partner, Robert Perlmutter.

When a department has too much on their plate to get through priorities, it's not unreasonable to look for other competent alternatives.

Cindy Abbott  
West Sharp Park

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**From:** Caitlin Quinn [REDACTED]  
**Sent:** Monday, January 22, 2024 7:39 AM  
**To:** Public Comment; Vaterlaus, Sue; Beckmeyer, Sue; Bigstych, Tygarjas; Bier, Mary; Boles, Christine  
**Cc:** sohab.mehmood@hcd.ca.gov  
**Subject:** Public Comment, City Council Meeting: Jan 22, Agenda Item #5 Housing Element

**[CAUTION: External Email]**

Dear Mayor Vaterlaus and Councilmembers,

The rampant number of short-term rentals (STRs) in Pacifica has negatively affected life in our City and has had outsized consequence on available housing. **As the City works to finalize the Housing Element, this issue must be addressed as part of the solution.**

At the California Coastal Commission's December 14, 2023 session devoted to housing in the coastal zone, research on the harmful effects of unhosted STRs on housing was presented by Dr. David Wachsmuth, Chair in Urban Development at McGill University. His research concluded:

- In any town or city **where there are Airbnb listings, there is a predictable increase in rents and housing prices.** In fact, during the years 2014-17, **one-fifth of all increases in rents across the U.S. were found to be directly related to Airbnb operations.**
- There is a direct correlation between the number of unhosted STRs in a city and the number of its unhoused. **When looking at Los Angeles, it was determined that unhosted STRs were responsible for more than 5,000 extra people experiencing homelessness each night.**
- **Just 10% of hosts on Airbnb and VRBO account for 54% of STR revenue,** imploding the myth that the typical profile of hosts on those sites are everyday residents looking to make a few bucks from the home they own and live in to help make ends meet.

In a six-block range of my West Sharp Park street alone, **12 of the 23 homes are all unhosted STRs. That is 52% of the neighborhood!** Further, a search of Airbnb and other STR listing platforms shows **nearly 300 STRs operating in Pacifica, the majority of which are full homes or apartments that are no longer housing actual residents.** How has this been allowed to happen? If the City of Pacifica truly cares about equitable housing, then it must finally commit to tackling this neighborhood blight.

I am far from alone in my thinking. When Pacifica residents were surveyed and asked "Do you have any additional thoughts or suggestions that may guide the City's housing plan?" **nearly 12% of the total responses (26 of 221) to this broad question focused on the need to regulate STRs due to their impact on housing, per below:**

- To many airBNB's. one host (guy) alone owns 12 homes in Pacifica. He will own all homes soon. How many Airbnb's will there be until we reach a breaking point because there not occupied everyday and business will over time suffer especially winter when these homes are empty more often.

- What is the city going to do about Airbnbs that remove housing from the market and make commercial enterprises out of houses that should be occupied by people living there?
- Stop allowing vacation homes which take away from permanent housing for families.
- You do not address the main issue in Pacifica which is investor owned houses. We should be eliminating short term rentals and vacant houses should be taxed.
- The extreme increase in homes being purchased with the sole intent of being short term rentals (AirBnB, VRBO, etc) is hurting the community and making it difficult to buy an affordable house. We NEED regulations on short term rentals in Pacifica ASAP!
- There are currently many short term rentals in my neighborhood that could otherwise be used to provide affordable housing for someone.
- We need restrictions on air bnb housing.
- No air bnb housing.
- Again, limit air bnb's.
- Limited the use of residential property for Air B&b is an important way to make more housing available.
- Stop all short term rentals!
- I think if the city encourages homeowners to add mother-in-law type units to their homes, those owners will rent them as AirB&Bs, and that won't help locals find permanent housing. I'd like to see restrictions on the number of short term rental properties in Pacifica so that there are more units for longer-term rentals.
- Significantly reduce the number of homes allowed to operate as STR's, which are being purchased significantly over the asking price, making it impossible for Pacifica Locals to submit competitive bids for houses.
- 4) Place heavy restrictions or prohibit short term rentals (e.g. Airbnb)
- ... Lets start with limiting short term rentals.
- Some sort of moratorium against corporations or outside investors outbidding families by buying homes to rent as air-b-n-b's. Give the everyday person a chance to live in a home.
- Somehow limit/discourage the sale of single-family residences to corporations, both domestic & especially foreign, and the people who are only buying to create rental properties/Airbnbs. It is very difficult people trying to buy a home because they are being outbid by these businesses, inflating the cost of housing in the area.
- We really need stronger rent control than what the state mandates, also more limits on air bnb type housing that takes so much away from the rental market.
- There are too many Airbnb's in West Sharp Park that could become rental units for residents. I would favor more restrictions on this.
- Repurpose illegal AirBNB for affordable housing...
- I suspect that our housing supply is shrinking because of the number of VRBO and AirB&B units (single rooms and full houses). I'm doing some research on this, but I think stronger limits and enforcement on the number of short-term rentals can help open up the existing housing to permanent housing for more people.
- Please no new housing on our hillsides. No AirBNB's as they take away from housing.
- New housing should be built north of Vallemar due to traffic. Eliminate short term rentals to free up housing.
- Restrict whole house STR's dramatically to keep current housing stock as long term rentals.
- Concern: Allowing single family to convert to multi unit dwellings will allow investors with deep pockets to buyup single family homes, destabilize neighborhoods, make home ownership even less affordable.

Cities across the world have woken up and addressed meaningfully the harmful impacts of allowing unhosted STRs to proliferate unchecked in their communities. **Many of those cities reside right here in San Mateo County.** Here is a list of San Mateo County cities that have taken the stand to protect their housing and communities from unhosted STRs:

**San Bruno** - unhosted STRs only allowed to operate 120 nights/year

**San Mateo** - unhosted STRs only allowed 120 nights/year

**Redwood City** - STR must be owner's primary residence; unhosted rentals limited to 120 nights/year

**Burlingame** - STR must be owner's primary residence; unhosted rentals limited to 120 nights/year

**Daly City** - STR must be owner's primary residence; unhosted rentals limited to 100 nights/year

**Half Moon Bay** — STR must be owner's primary residence; only one STR per owner/operator in city; unhosted rentals limited to 60 nights/year

**South San Francisco** — unhosted STRs limited to 90 nights/year

**Millbrae** — STR must be owner's primary residence; 30-day notice to neighbors as part of STR permit process

**Atherton** — all STRs prohibited

**Woodside** — all STRs prohibited

**Colma** - limit of 180 nights/year operation

**Portola** - only two guests per bedroom allowed; quiet hours shall be maintained from ten p.m. to seven a.m., during which noise within or outside the short-term rental dwelling shall not disturb anyone on a neighboring property.

**Brisbane** - Unhosted STRs prohibited.

As long as Pacifica's current antiquated and inadequate STR ordinance remains in effect, the City stays a magnet for corporate and private investors, inviting them to buy up Pacifica homes and flip them into unhosted STRs. **Is it any wonder we are the one San Mateo County city overrun with STRs?** The word has spread: "Come to Pacifica and set up/expand your STR business! All you need is a business license and to pay for a permit. No restrictions and minimal code enforcement. Easy pickings!"

Mayor Vaterlaus and City Councilmembers, Pacifica must **stop kicking the can on the creation of a new STR ordinance** that brings us in line with other cities—around the world and here at home—who have taken the stand to protect their housing and residents. Otherwise, any conversation around the Housing Element is disingenuous.

I understand that there are pressures on the City staff's time and resources. However, **the City has long made a practice of hiring consultants to take on critical work the staff is unable to perform. The current STR crisis is a situation that calls for such a remedy.** For instance, the law firm of Shute, Mihaly, Weinberger was brought in by the City of Half Moon Bay to craft and execute its new STR ordinance. Wouldn't hiring this firm, or another experienced in such matters, make sense?

Please protect Pacifica's neighborhoods and residents and stop delaying the amendment of Pacifica's woefully weak and inadequate STR ordinance.

Thank you,

Caitlin Quinn  
West Sharp Park

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**From:** Coffey, Sarah  
**Sent:** Monday, January 22, 2024 1:52 PM  
**To:** Public Comment  
**Cc:** Murdock, Christian; Cervantes, Stefanie; Murphy, Karen W.; Woodhouse, Kevin  
**Subject:** FW: Pacific Housing Element Update - Sea Bowl Property [IMAN-BN.FID3603943]  
**Attachments:** 2024.01 Letter to City Council re Housing Element Update(80592091.1).pdf

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**From:** Jong, Nancy <njong@buchalter.com>  
**Sent:** Monday, January 22, 2024 1:48 PM  
**To:** Coffey, Sarah <scoffey@pacific.gov>  
**Cc:** Guerra, Alicia C. <aguerra@buchalter.com>  
**Subject:** Pacific Housing Element Update - Sea Bowl Property [IMAN-BN.FID3603943]

**[CAUTION: External Email]**

Hello Ms. Coffey:

Please see attached comment letter on the City of Pacifica Draft Housing Element Update – 2023-2031. I have previously sent out the letter to the Mayor and the other recipients listed on the letter.

Thank you,

Nancy Jong  
Assistant to Alicia Guerra

Nancy Jong | [Buchalter](#), A Professional Corporation | 425 Market Street, Suite 2900 | San Francisco, CA 94105 | Direct Dial: (415) 296-1659 | Direct Fax: (415) 227-0770 | Main Number: (415) 227-0900 | [njong@buchalter.com](mailto:njong@buchalter.com) | [www.buchalter.com](http://www.buchalter.com)

**Buchalter**

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**Nancy Jong**  
Legal Assistant to Jay Paxton, Thomas Sherwood and Bukola Mabadeje.  
**T** (415) 296-1659  
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San Francisco, CA 94105  
[www.buchalter.com](http://www.buchalter.com)

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January 22, 2024

415.227.3508 Direct  
aguerra@buchalter.com

## VIA E-MAIL

Mayor Vaterlaus and Members of the City Council  
City of Pacifica  
540 Crespi Drive  
Pacifica, CA 94044

Re: Pacifica Housing Element Update - Sea Bowl Property

Dear Mayor Vaterlaus and Members of the Pacifica City Council:

Thank you for the opportunity to provide comments on the City of Pacifica's (the "City") Draft Housing Element Update – 2023-2031 (the "Housing Element"), released for public review and comment on December 8, 2023. We understand that the current draft of the Housing Element is intended to address the August 8, 2023 comments from the California Department of Housing and Community Development ("HCD") following its review of the City's May 2023 Housing Element draft. HCD has not yet certified the City's Housing Element.

Buchalter, a Professional Corporation, represents Toll Brothers with its proposal to develop a residential townhome project on the property located at 4625 Coast Highway in the City (APN: 022-150-440) (the "Property"). Toll Brothers is proposing to demolish the existing Sea Bowl bowling alley and to develop the property with approximately 81 townhome style units, 22 accessory dwelling units ("ADUs"), and 10 duet-style units, along with 178 resident parking spaces and 22 guest parking spaces (the "Project"). The 22 ADUs will be deed-restricted as rentals for low-income households. Toll Brothers originally filed with the City an SB 330 Preliminary Application for the Project on September 11, 2023, which the City is currently processing.

As we noted in our prior correspondence to the City,<sup>1</sup> and most recently in December 18,

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<sup>1</sup> We submitted additional correspondence on: October 13, 2023 in response to updates to the Draft Housing Element; August 9, 2023 in response to the City's preparation of an EIR for its General Plan update and March 17, 2023 in response to the City's preparation of the Housing Element Update.

buchalter.com

Los Angeles  
Denver  
Napa Valley  
Orange County  
Portland  
Sacramento  
Salt Lake City  
San Diego  
San Francisco  
Scottsdale  
Seattle

Mayor Vaterlaus and Members of the City Council

January 22, 2024

Page 2

2023 comments on the Housing Element Initial Study/Mitigated Negative Declaration, prior drafts of the Housing Element Update have added and then removed the Property from the Housing Element Sites Inventory. Prior comments on the Draft Housing Element requested that the City reduce the residential density that the City expects the Property to accommodate. The townhouse portion of the Property however, can feasibly accommodate a density of approximately up to 30 units per acre for Toll Brothers' Project.

As noted in our August 2023 letter, the May 2023 version of the Draft Housing Element included the Property in its list of sites that may be rezoned to accommodate the City's Regional Housing Needs Allocation ("RHNA") of 1,892 units over the next eight years. (See May 2023 Draft Housing Element, p. 12, Table 4.) However, the City has since eliminated the Property from the Sites Inventory in the current version of the Draft Housing Element. (See Draft Housing Element, p. 12, Table 4.) State law requires that a housing element provide an "inventory of land suitable and available for residential development" that have "***realistic and demonstrated potential*** for redevelopment during the planning period to meet the locality's housing need." (Gov. Code, § 65883(a)(3) (emphasis added).) The City even acknowledges this requirement in the Draft Housing Element.<sup>2</sup> (Draft Housing Element, p. F-2.)

Although, the City plans to allow "residential uses in certain retail and commercial zones and will allow densities that range from 30-60 [units per acre]," (*Id.*, p. F-16), the Housing Element does not address Toll Brothers' repeated requests to include the Property as a site planned for residential development consistent with Toll Brothers' Project described above. The Housing Element ignores Toll Brothers' demonstrated commitment to develop the Property with approximately 113 residential units, 22 of which will be deed-restricted as affordable units for low-income households. This Project demonstrates the ***realistic and demonstrated potential*** to address approximately 12% of the City's above-moderate income RHNA requirement and 7% of its low-income RHNA requirement. We again respectfully request that the City update the Housing Element to include the Property in its list of sites in need of rezoning to accommodate the proposed residential Project at a density of up to 30 dwelling units per acre.

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<sup>2</sup> The Draft Housing Element explains that state law "requires an inventory of land suitable for residential development ***that can be feasibly developed*** during the 2023-2031 period and is sufficient to provide for the regional housing need for all income levels" (emphasis added).

# Buchalter

Mayor Vaterlaus and Members of the City Council

January 22, 2024

Page 3

Thank you for your attention to these comments and please do not hesitate to reach out if you have any questions.

Sincerely,

BUCHALTER

A Professional Corporation

A handwritten signature in blue ink, appearing to be 'Alicia Guerra', with a long horizontal line extending to the right.

By

Alicia Guerra

AG:nj

cc: Sarah Coffey  
Christian Murdock  
Michelle Kenyon  
Karen Murphy  
Nick Kosla  
Alli Sweeney  
Braeden Mansouri



March 23, 2023

VIA E-MAIL (HOUSING@PACIFICA.GOV)

City of Pacifica  
ATTN: Planning Department  
504 Crespi Drive  
Pacifica, CA 94044

Re: Pacifica Housing Element Update

To Whom it May Concern:

As you may know, Toll Brothers is working on a plan to create a residential community on property located at 4625 Coast Highway in Pacifica (APN: 022-150-440) (the “Property”) adjacent to the Pacifica Brewery. The future residential project would redevelop an underutilized commercial site currently occupied in part by the Sea Bowl Entertainment Center (the “Project”). A designated share of the proposed units will provide below market rate housing and/or in-lieu fees.

Toll Brothers understands that the City of Pacifica will be updating its 6<sup>th</sup> Cycle Housing Element to comply with State law and obtain certification from the California Department of Housing and Community Development (“HCD”). Toll Brothers recognizes that the current version of the Draft Housing Element identifies the Property among sites in the City available for housing development. (Draft Housing Element, p. 12.) However, this inventory indicates that the Property is ideal for accommodating 219 “lower income” units of housing at a density of 60 dwelling units per acre.

Toll Brothers generally supports the City’s inclusion of the Property on the housing inventory and encourages the City to retain a residential designation in the next version of the Draft Housing Element. However, Toll Brothers is concerned that the actual housing types that the market can accommodate in this location will differ significantly from that identified in the Draft Housing Element. Toll Brothers believes that the Property can most suitably accommodate the Community illustrated in the attached “Conceptual Site Plan”. Based on our experience and given our understanding of the market conditions in Pacifica, by providing a mix of market and below market-rate housing types, this Project can realistically and in good faith assist the City with achieving its Regional Housing Needs Allocation (RHNA) goals.

We recognize that the City designated the Property in its last General Plan update with a *Visitor Serving Commercial* land use designation. (General Plan, fig. 4-3.) *Visitor Serving Commercial* does not allow residential use, but instead development is intended to “foster and protect areas that attract and cater to visitors,” including hotels, visitor attractions, restaurants and retail. (General Plan, p. 4-9.) Similarly, the City Zoning Ordinance zones the Property *C-1 – Neighborhood Commercial*. Residential uses are not principally permitted in the *C-1* district.



# *Toll Brothers*

AMERICA'S LUXURY HOME BUILDER®

(Pacifica Municipal Code ("P.M.C."), § 9-4.1001.) Mixed residential uses are conditionally allowed with a use permit "in the same building as a commercial use when located entirely above the ground floor." (P.M.C., § 9-4.1001(b)(11).) Accordingly, development of the Project as it is envisioned in the Housing Element Sites Inventory will require the City to adopt changes to its General Plan and possibly to its zoning ordinance to permit residential development on the Property.

The City indicated in the Draft Housing Element that it intends to implement programs which would rezone the properties listed in the inventory to accommodate those housing units. (Pacifica Draft Housing Element, append. F, p. F-11.) We encourage the City to concurrently amend the General Plan Visitor Serving Commercial land use designation to allow residential development with its adoption of the Housing Element, or immediately following HCD approval of the updated Housing Element, initiate the General Plan amendment and rezoning process consistent with the Housing Element as to the Property.

We appreciate your attention to these comments and look forward to working with the City to redevelop the Sea Bowl site. Please do not hesitate to reach out to me if you have any questions.

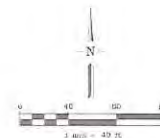
Regards,

A handwritten signature in blue ink that reads "Nick" with a long, sweeping underline.

Nicholas S. Kosla  
Vice President of Land Entitlement







#### SITE DATA

HILLSIDE AREA = ± 3.5 AC  
 TOWNS NET SITE AREA = ± 4.1 AC  
 DUETS NET SITE AREA = ± 1.4 AC  
 GROSS SITE AREA = ± 9.0 AC

TOWNHOMES 81  
 DUETS 14  
 ADU'S 19  
 TOTAL 114 UNITS

#### DUETS- UNIT MIX

P1 X 7  
 P2 X 7

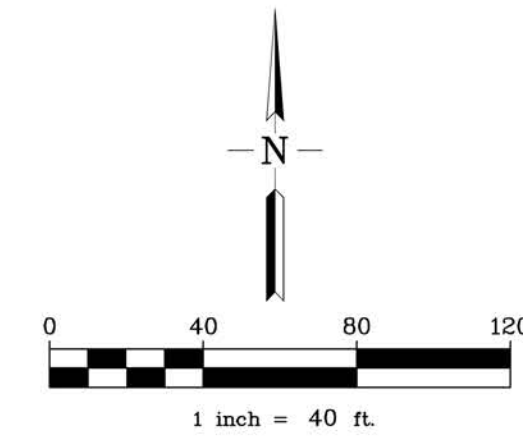
TOTAL DUETS = 14 UNITS / 1.4 AC = ± 10.0 DUA

#### TOWNS- UNIT MIX

P1 X 26  
 P2 X 16  
 P3 X 26  
 P4 X 13  
 ADUS X 19

TOTAL TOWNS = 100 UNITS / 4.1 AC = ± 24.4 DUA





#### UNITS

- P1 X 8
- P2 X 17
- P2ADU X 22
- P3 X 18
- P4 X 16

TOTAL TOWNS 81

ADU X 22

TOWNS + ADUS 101

#### DUETS

- PLAN 1 X 5
- PLAN 2 X 5

TOTAL DUET UNITS 10

#### BLDG QUANTITIES

4c	X	2	=	8
4a	X	3	=	12
4b	X	2	=	8
5	X	1	=	5
6a	X	2	=	12
6b	X	1	=	6
6c	X	1	=	6
8a	X	2	=	16
8b	X	1	=	8
BLDGS				81 UNITS



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

Written Comments Received By 12pm on 01/22/2024



*January 22, 2024*

*City Council Meeting*

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**From:** Jen Hansen [REDACTED]  
**Sent:** Sunday, January 21, 2024 6:27 PM  
**To:** Public Comment; Boles, Christine; Bier, Mary; Beckmeyer, Sue; Vaterlaus, Sue; Bigstych, Tygarjas  
**Subject:** San Mateo Cities STR Ordinances  
**Attachments:** apple-icon-180x180.png; favicon.ico; favicon.ico; apple-icon-180x180.png; favicon.ico; favicon.ico; preview.png; apple-touch-icon-144x144-precomposed.png; untitled\_design\_4.png; rent\_bumper\_icon.png

**[CAUTION: External Email]**

Esteemed Council,

Below is a quick list of local San Mateo County cities and bullet points from their STR ordinances.

**San Bruno** - unhosted STRs only allowed to operate 120 nights/year

12.270.040 Permitted short-term residential rental uses, annual rental duration limits, bedroom limits and permitted locations.  
[library.qcode.us](https://library.qcode.us)

**San Mateo** - unhosted STRs only allowed 120 nights/year

Short-Term Rental Registration & Requirements | San Mateo, CA - Official Website  
[cityofsanmateo.org](https://cityofsanmateo.org)

**Redwood City** - STR must be owner's primary residence; unhosted rentals limited to 120 nights/year

Short Term Rentals | City of Redwood City  
[redwoodcity.org](https://redwoodcity.org)

**Burlingame** - STR must be owner's primary residence; unhosted rentals limited to 120 nights/year

Chapter 6.56 SHORT-TERM RENTALS  
[library.qcode.us](https://library.qcode.us)

**Daly City** - STR must be owner's primary residence; unhosted rentals limited to 100 nights/year

Short-Term Rentals  
dalycity.org

**Half Moon Bay** — STR must be owner's primary residence; only one STR per owner/operator in city; unhosted rentals limited to 60 nights/year

Short Term Rentals  
half-moon-bay.ca.us

**South San Francisco** — unhosted STRs limited to 90 nights/year

LWC\_SSF\_Code-Update\_October-2022  
PDF Document · 24.9 MB

**Millbrae** — STR must be owner's primary residence; 30-day notice to neighbors as part of STR permit process  
<https://www.ci.millbrae.ca.us/282/Short-Term-Residential-Rentals#:~:text=Fines%20up%20to%20%24%2C000,Department%20for%20a%20STRR%20permit>

**Atherton** — all STRs prohibited

**Woodside** — all STRs prohibited

**Colma** - limit of 180 nights/year operation

**Portola** - only two guests per bedroom allowed; Quiet hours shall be maintained from ten p.m. to seven a.m., during which noise within or outside the short-term rental dwelling shall not disturb anyone on a neighboring property.

Municode Library  
library.municode.com

**Brisbane** - STRs must be in a single-family home and hosts can't rent more than two rooms. STRs are not allowed in apartment buildings or accessory dwelling units. STRs are also prohibited on properties occupied by single-family dwellings with legal accessory dwelling units established on or after April 1, 2017.

STRs must be “hosted,” where the host is on the property during the rental. “Unhosted” or “entire home” rentals, where the host isn’t on the property during the rental, are prohibited.

Short Term Rentals  
[brisbaneca.org](http://brisbaneca.org)

Also found this which briefly outlines Northern California city's alphabetically.

Short Term Rental Regulations & Laws:  
Northern California by City  
[rentbumper.com](http://rentbumper.com)

While Pacifica may have been the front runner in ordinances addressing STR's early in the game, it is very apparent that we have not kept up with the changing times as other cities have and it is dramatically impacting residences quality of life and long time Pacificans being able to afford to stay in their home town.

Please take this into advisement as the STR conversation proceeds.

As always, appreciate each of you!

Jen Hansen  
Linda Mar

Sent from Jen's iPhone

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**From:** Sue Digre [REDACTED]  
**Sent:** Monday, January 22, 2024 11:55 AM  
**To:** Public Comment  
**Subject:** Council Jan 22 24 public comment

**[CAUTION: External Email]**

Sue Digre

For the record. It is concerning that:

... Council members do not push back on mandates from Sacramento that actually block in-put from voters, or in some cases over turn ordinance established by public vote.

....that constituents voiced concerns are these matters are not responded to by clear explanations.

Considering we are discussing voter rights some explanation other than " we're stuck

Is in order

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