

Public Comments

Item 1 – Strategic Plan Update

Written Comments Received By 12pm on 03/08/2024



March 9, 2024
City Council Meeting

From: Julie Hong [REDACTED]
Sent: Friday, March 1, 2024 3:21 PM
To: Public Comment
Cc: _City Council
Subject: March 9th Goal-Setting Session

[CAUTION: External Email]

SUBJECT: March 9, 2024 Council Goal-Setting Meeting

Dear Mayor Vaterlaus and City Councilmembers,

Last year at goal-setting, Pacifica's City Council made a commitment to prioritizing revisions to the City's current ordinance on short-term rentals (STRs). I am writing to you as a resident of Pacifica who is concerned with the number of unhosted short-term rentals (STRs) that are operating in our City and the lack of sensible restrictions placed upon them.

Compared to most all other cities in San Mateo County, as well as cities up and down the California coast, **Pacifica's STR ordinance is woefully lax and has left our City vulnerable to corporate and individual investors who have purchased homes in Pacifica not to live in them, but to add them to their portfolio of STR investment properties.** These homes are taken out of the hands of families who want to live in our City and are converted into businesses that are being allowed to operate in areas zoned as "residential."

Please do the right thing by Pacifica and revise the current STR ordinance, adding the types of restrictions other cities—including our sister-city, Half Moon Bay—have seen fit to apply, such as:

- **A primary residence requirement for any host operating an STR property;**
- **Only permitting one (1) STR to be owned/operated by any host within the City;**
- **An operating limit of 60 nights per year for any unhosted STR; and**
- **A limit of two (2) guests per bedroom and a limit of one (1) car permitted at the property per bedroom.**

Also, please commit to the allocation of sufficient staff to implement timely action and effective enforcement of all provisions in the amended ordinance.

Please do not delay this critical work any longer. Each week that goes by without a revised STR ordinance is a week that—on average—another one (1) to two (2) unhosted STRs set up shop in Pacifica. If the City's staff is too busy to take this work on, please hire a consultant to do it for us, as many cities—including Half Moon Bay—have done.

Pacifica's residents and its neighborhoods are counting on you.

Thank you,

Julie Hong

CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

From: Carol [REDACTED]
Sent: Monday, March 4, 2024 9:16 PM
To: Public Comment
Cc: _City Council
Subject: March 9, 2024 Goal Setting Meeting

[CAUTION: External Email]

Dear Mayor Vaterlaus and City Councilmembers,

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Thank you,

Carol Fregly

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From: James Kremer [REDACTED]
Sent: Wednesday, March 6, 2024 11:03 PM
To: Public Comment
Cc: _City Council
Subject: Priority Goal for March 9 Meeting: STRs & remedies

[CAUTION: External Email]

DATE: March 9, 2024 Council Goal-Setting Meeting

SUBJECT: ***Make STR revision and these suggested remedies a high priority goal.***

FROM: Jim Kremer, resident of Sharp Park

Dear Mayor Vaterlaus and City Councilmembers,

I usually work hard to compose my comments to you all. The STR issue is one that is critically important in many ways, with obvious steps that would make a difference, and useful precedent from nearby HMB. I readily admit I did not compose the following comments! However, I have followed the issue, and when I received and read this helpful draft, I felt it was efficient for all of us just to add my name – I hope you are seeing it a lot!

*As we are hearing so often these days, “**I approve this message.**”*

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Thank you,

Jim Kremer

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From: Judy Surmaitis [REDACTED]
Sent: Thursday, March 7, 2024 10:47 AM
To: Public Comment
Subject: see the attachments
Attachments: 3-9-24 Goal-Setting Meeting gps.pdf; 3-9-24 Goal-Setting Meeting.pdf

[CAUTION: External Email]

Sincerely yours,

Judy C. Surmaitis
Certified Hearing Representative/Case Manager
[REDACTED]

George P. Surmaitis, A Professional Law Corporation | LEADING THE WAY
[REDACTED]
[REDACTED]
[REDACTED]

Website: www.gpsplc.com

WE ARE A PAPERLESS LAW FIRM: PLEASE SEND ALL MEDICAL RECORDS VIA EMAIL, CD or USB FLASH DRIVE

Sharing information electronically should be done with caution due to the inherent risk of viewing or interception of data by unauthorized parties. This electronic mail is intended only for the use of the individual or entity to whom it is addressed, and contains information that may be subject to the attorney-client privilege. Any dissemination, copying or use of this electronic mail by or to anyone other than the designated and intended recipient(s) is unauthorized and may result in civil liability and/or criminal prosecution.

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Thank you,

George Surmaitis

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Thank you,

Judy Surmaitis

From: Anne Evers Hitz [REDACTED]
Sent: Thursday, March 7, 2024 1:44 PM
To: Public Comment
Cc: _City Council
Subject: March 9, 2024 Council Goal-Setting Meeting

[CAUTION: External Email]

Dear Mayor Vaterlaus and City Council members,

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Thank you,

Anne E. Hitz, Pedro Point

From: Teeda Tangprasertchai [REDACTED]
Sent: Thursday, March 7, 2024 4:00 PM
To: Public Comment
Cc: _City Council
Subject: March 9, 2024 Council Goal-Setting Meeting

[CAUTION: External Email]

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I live spitting distance from Beach Boulevard and right next door to an AirBnB. They take up parking spots, raise rental & home prices, can be quite noisy/rude, and really hurt our ability to build community when there are strangers coming and going every few days.

Thank you,
Teeda
Pacifica resident living next door to an Airbnb

From: Ketty Seymour [REDACTED]
Sent: Thursday, March 7, 2024 10:42 PM
To: Public Comment
Subject: March 9, 2024 Council Goal-Setting Meeting

[CAUTION: External Email]

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Thank you,

Ketty Seymour



Sent from my iPhone

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From: Michael Serafinowicz [REDACTED]
Sent: Friday, March 8, 2024 8:59 AM
To: Public Comment
Subject: March 9, 2024 Council Goal-Setting Meeting

[CAUTION: External Email]

Dear Mayor Vaterlaus and City Councilmembers,

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Thank you,

Michael Serafinowicz

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From: DARCY DUCKENFIELD [REDACTED]
Sent: Friday, March 8, 2024 12:24 PM
To: Public Comment
Cc: citycouncil@pacificagov.in
Subject: March 9, 2024 Council Goal-Setting Meeting

[CAUTION: External Email]

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Thank you,

DARCY DUCKENFIELD

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From: Debbie Passanisi [REDACTED]
Sent: Tuesday, March 5, 2024 7:55 PM
To: Public Comment; _City Council; _City Council
Subject: Air BNB's in our city

[CAUTION: External Email]

Dear Mayor Vaterlaus and city councilmembers,

Last year at goal-setting, Pacifica's city council made a commitment to prioritizing revisions to the city's current ordinance on short-term rentals (STRs). I am writing to you as a resident of Pacifica who is concerned with the number of unhosted STRs that are operating in our city and the lack of sensible restrictions placed upon them.

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Thank you very much
Deborah Passanisi
[REDACTED]

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From: nick passanisi [REDACTED]
Sent: Tuesday, March 5, 2024 8:01 PM
To: _City Council; Public Comment
Subject: Goal setting for STR's

[CAUTION: External Email]

Dear Mayor Vaterlaus and city councilmembers,

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Thank you,
Amber and Nick Passanisi
[REDACTED]

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From: Amber Passanisi [REDACTED]
Sent: Tuesday, March 5, 2024 8:34 PM
To: Public Comment
Cc: _City Council
Subject: March 9, 2024 Council Goal-Setting Meeting

[CAUTION: External Email]

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Thank you,
Amber and Nick Passanisi
[REDACTED]

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From: Krystle King [REDACTED]
Sent: Tuesday, March 5, 2024 9:26 PM
To: Public Comment
Subject: City Council/AirBNB

[CAUTION: External Email]

Dear Mayor Vaterlaus and city councilmembers,

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- Only permitting one STR to be owned/operated by any host within the city
- A limit of two guests per bedroom and a limit of one car permitted at the property per bedroom

Also, please commit to the allocation of sufficient staff to implement timely action and effective enforcement of all provisions in the amended ordinance. Please do not delay this any longer. Each week that goes by without a revised STR ordinance is a week that, on average, another one to two STRs set up shop in Pacifica. If the city's staff is too busy to take this on, please hire a consultant for us as many cities (including Half Moon Bay) have done. Pacifica's residents and its neighborhoods are counting on you.

Thank you,

Krystle King & Robert Jewkes
[REDACTED]

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From: Leigh-Ann Comeau [REDACTED]
Sent: Wednesday, March 6, 2024 3:37 PM
To: Public Comment; _City Council
Subject: March 9, 2024 Council Goal-Setting Meeting

[CAUTION: External Email]

Dear Mayor Vaterlaus and city councilmembers,

Last year at goal-setting, Pacifica's city council made a commitment to prioritizing revisions to the city's current ordinance on short-term rentals (STRs). I am writing to you as a resident of Pacifica who is concerned with the number of unhosted STRs that are operating in our city and the lack of sensible restrictions placed upon them.

Compared to most other cities in San Mateo County, as well as cities up and down the California coast, Pacifica's STR ordinance is woefully lax and has left our city vulnerable to corporate investors who have purchased homes in Pacifica not to live in them, but to add to their portfolio of STR investment properties. These homes are taken out of the hands of families who want to live in our city and are converted into businesses which are being allowed to operate in areas zoned as residential.

Please do the right thing by Pacifica and revise the current STR ordinance, adding the types of restrictions other cities (including our sister city, Half Moon Bay) have seen fit to apply such as:

- A primary residence requirement for any host operating a STR property
- Only permitting one STR to be owned/operated by any host within the city
- A limit of two guests per bedroom and a limit of one car permitted at the property per bedroom

Also, please commit to the allocation of sufficient staff to implement timely action and effective enforcement of all provisions in the amended ordinance. Please do not delay this any longer. Each week that goes by without a revised STR ordinance is a week that, on average, another one to two STRs set up shop in Pacifica. If the city's staff is too busy to take this on, please hire a consultant for us as many cities (including Half Moon Bay) have done. Pacifica's residents and its neighborhoods are counting on you.

Thank you,
Leigh-Ann & AJ Comeau
[REDACTED]

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From: kathy green [REDACTED]
Sent: Wednesday, March 6, 2024 10:02 PM
To: Public Comment; _City Council
Subject: March 9, 2024 Council Goal-Setting Meeting

[CAUTION: External Email]

Dear Mayor Vaterlaus and city councilmembers,

Last year at goal-setting, Pacifica's city council made a commitment to prioritizing revisions to the city's current ordinance on short-term rentals (STRs). I am writing to you as a resident of Pacifica who is concerned with the number of unhosted STRs that are operating in our city and the lack of sensible restrictions placed upon them.

Compared to most other cities in San Mateo County, as well as cities up and down the California coast, Pacifica's STR ordinance is woefully lax and has left our city vulnerable to corporate investors who have purchased homes in Pacifica not to live in them, but to add to their portfolio of STR investment properties. These homes are taken out of the hands of families who want to live in our city and are converted into businesses which are being allowed to operate in areas zoned as residential.

Please do the right thing by Pacifica and revise the current STR ordinance, adding the types of restrictions other cities (including our sister city, Half Moon Bay) have seen fit to apply such as:

- A primary residence requirement for any host operating a STR property
- Only permitting one STR to be owned/operated by any host within the city
- A limit of two guests per bedroom and a limit of one car permitted at the property per bedroom

Also, please commit to the allocation of sufficient staff to implement timely action and effective enforcement of all provisions in the amended ordinance. Please do not delay this any longer. Each week that goes by without a revised STR ordinance is a week that, on average, another one to two STRs set up shop in Pacifica. If the city's staff is too busy to take this on, please hire a consultant for us as many cities (including Half Moon Bay) have done. Pacifica's residents and its neighborhoods are counting on you.

Thank you,
Katherine Green
[REDACTED]

From: Rachel Marotto [REDACTED]
Sent: Thursday, March 7, 2024 11:13 PM
To: Public Comment
Cc: _City Council
Subject: March 9, 2024 Council Goal-Setting Meeting

[CAUTION: External Email]

Dear Mayor Vaterlaus and city councilmembers,

Last year at goal-setting, Pacifica's city council committed to prioritizing revisions to the city's current ordinance on short-term rentals (STRs). I am writing to you as a Pacifica resident concerned with the number of unhosted STRs operating in our city and the lack of sensible restrictions placed upon them.

Compared to most other cities in San Mateo County, as well as cities up and down the California coast, Pacifica's STR ordinance is woefully lax and has left our city vulnerable to corporate investors who have purchased homes in Pacifica not to live in them, but to add to their portfolio of STR investment properties. These homes are taken from the hands of families who want to live in our city and are converted into businesses that are allowed to operate in areas zoned as residential.

Please do the right thing by Pacifica and revise the current STR ordinance, adding the types of restrictions other cities (including our sister city, Half Moon Bay) have seen fit to apply, such as:

- A primary residence requirement for any host operating a STR property
- Only permitting one STR to be owned/operated by any host within the city
- A limit of two guests per bedroom and a limit of one car permitted at the property per bedroom

Also, please commit to allocating sufficient staff to implement timely action and effectively enforce all provisions in the amended ordinance. Please do not delay this any longer. Each week that goes by without a revised STR ordinance is a week that, on average, another one to two STRs set up shop in Pacifica. If the city's staff is too busy to take this on, please hire a consultant for us as many cities (including Half Moon Bay) have done. Pacifica's residents and its neighborhoods are counting on you.

Thank you,
The Marotto Family
[REDACTED]

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From: Caitlin Quinn [REDACTED]
Sent: Wednesday, March 6, 2024 2:38 PM
To: Public Comment
Cc: _City Council
Subject: MARCH 9, 2024 COUNCIL GOAL-SETTING SESSION

[CAUTION: External Email]

Dear Mayor Vaterlaus and City Councilmembers,

Last year at goal-setting, Pacifica's City Council made a commitment to prioritizing revisions to the City's current ordinance on short-term rentals (STRs). I am writing to you as a resident of Pacifica who is concerned with the number of unhosted short-term rentals (STRs) that are operating in our City and the lack of sensible restrictions placed upon them.

Compared to most all other cities in San Mateo County, as well as cities up and down the California coast, **Pacifica's STR ordinance is woefully lax and has left our City vulnerable to corporate and individual investors who have purchased homes in Pacifica not to live in them, but to add them to their portfolio of STR investment properties.** These homes are taken out of the hands of families who want to live in our City and are converted into businesses that are being allowed to operate in areas zoned as "residential."

According to the non-profit STR data-collecting organization, [InsideAirbnb.com](https://www.insideairbnb.com), **there are currently 240 STRs operating in Pacifica.** According to Zillow, there are, at present, **only 64 long-term rentals available in Pacifica.** That means there are nearly **four times more temporary housing in Pacifica for tourists and/or conference attendees looking for cheaper alternatives to San Francisco hotels than there are rentals available for families who want to live here.** What a travesty! How can we, as a City, be okay with this?

Please do the right thing by Pacifica and revise the current STR ordinance. The best-case scenario for our City in terms of freeing up much-needed housing and returning quality of life to our neighborhoods is to **no longer allow ANY unhosted STRs to operate here.** A second alternative is to, at very least, add to our current STR ordinance the types of restrictions other cities—including our sister-city, Half Moon Bay—have seen fit to apply, such as:

- **A primary residence requirement for any host operating an STR property;**
-
- **Only permitting one (1) STR to be owned/operated by any host within the City;**
-
- **An operating limit of 60 nights per year for any unhosted STR; and**
-
- **A limit of two (2) guests per bedroom and a limit of one (1) car permitted at the property per bedroom.**

Additionally, please commit to the allocation of sufficient staff to implement timely action and effective enforcement of all provisions in an amended ordinance.

Please do not delay this critical work any longer. Each week that goes by without a revised STR ordinance is a week that—on average—another one (1) to two (2) unhosted STRs set up shop in Pacifica. While I understand that the Housing Element and Local Coastal Plan issues have consumed vast amounts of Council and staff time, there is no reason why the City cannot engage the services of a consultant (something the City has done on many other occasions for other projects) to take on this important issue. Half Moon Bay hired the law firm of Shute Mihaly Weinberger to craft their ordinance. Pacifica can easily do the same.

It's easy to "kick the can" on something that doesn't affect you personally. But know that there are many, many of us out here in the community who are dealing with the destabilizing effects of unhosted STRs in our neighborhoods, who are unable to buy homes in Pacifica because corporate investors outbid us to flip properties into STRs, and who have lost our homes because of landlords deciding they can make more money by operating an STR than they can by providing a home to a family. **We are looking to you, City Council—and we counting on you.**

Thank you,

Caitlin Quinn

West Sharp Park

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From: Rebecca Smith-Coggins [REDACTED]
Sent: Wednesday, March 6, 2024 3:48 PM
To: Public Comment
Subject: March 9th Goal-Setting Session
Attachments: 3-9-24-Goal-Setting-Meeting-STR-Letter.rsc.docx

[CAUTION: External Email]

Please see attached letter from me for the March 9th Goal-Setting Session.

Many thanks,

Rebecca Smith-Coggins, MD
Department of Emergency Medicine
Stanford University



Transforming our world through Precision Emergency Medicine

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SUBJECT: March 9, 2024 Council Goal-Setting Meeting

Dear Mayor Vaterlaus and City Councilmembers,

Last year at goal-setting, Pacifica's City Council made a commitment to prioritizing revisions to the City's current ordinance on short-term rentals (STRs). I am writing to you as a resident of Pacifica who is concerned with the number of unhosted short-term rentals (STRs) that are operating in our City and the lack of sensible restrictions placed upon them. Unhosted STR's are destroying the fabric of our community.

Compared to most all other cities in San Mateo County, as well as cities up and down the California coast, **Pacifica's STR ordinance is woefully lax and has left our City vulnerable to corporate and individual investors who have purchased homes in Pacifica not to live in them, but to add them to their portfolio of STR investment properties.** These homes are taken out of the hands of families who want to live in our City and are converted into businesses that are being allowed to operate in areas zoned as "residential."

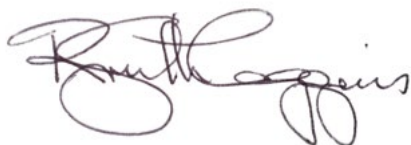
Please do the right thing by Pacifica and revise the current STR ordinance, adding the types of restrictions other cities—including our sister-city, Half Moon Bay—have seen fit to apply, such as:

- **A primary residence requirement for any host operating an STR property;**
- **Only permitting one (1) STR to be owned/operated by any host within the City;**
- **An operating limit of 60 nights per year for any unhosted STR; and**
- **A limit of two (2) guests per bedroom and a limit of one (1) car permitted**
- **The owner must be present in the residence when it is being rented out.**

Also, please commit to the allocation of sufficient staff to implement timely action and effective enforcement of all provisions in the amended ordinance.

Please do not delay this critical work any longer. Each week that goes by without a revised STR ordinance is a week that—on average—another one (1) to two (2) unhosted STRs set up shop in Pacifica. If the City's staff is too busy to take this work on, please hire a consultant to do it for us, as many cities—including Half Moon Bay—have done. Pacifica's residents and its neighborhoods are counting on you.

Thank you,

A handwritten signature in purple ink, appearing to read "Rebecca Smith-Coggins".

Rebecca Smith-Coggins, MD

From: Danny Estrella [REDACTED]
Sent: Thursday, March 7, 2024 12:36 PM
To: Public Comment; Pacifica City Council (Entire)
Subject: March 9, 2024 Council Goal-Setting Meeting

[CAUTION: External Email]

7 March 2024

Pacifica City Council

Subject March 9, 2024 Council Goal-Setting Meeting

Dear City Councilmembers,

I am writing to you as a resident of Pacifica who is concerned about the number of unhosted short-term rentals (STRs) that are operating in our City and the lack of sensible restrictions placed upon them. Last year at goal-setting, Pacifica's City Council made a commitment to prioritizing revisions to the City's current ordinance on short-term rentals (STRs). I'm asking you to follow through on this commitment. Please note the following arguments for this action.

Compared to most all other cities in San Mateo County, as well as cities up and down the California coast, **Pacifica's STR ordinance is lax and has left our City vulnerable to corporate and individual investors who have purchased homes in Pacifica not to live in them, but to add them to their portfolio of STR investment properties. These homes are taken out of the hands of families who want to live in our City and are converted into businesses that are being allowed to operate in areas zoned as "residential."**

240 total AirBnBs are operating in Pacifica. 201 (84%) are full house listings operating as hotels. Bear in mind that only 113 homes are registered with the City of Pacifica as AirBnBs. These 201 homes collectively list as "accommodating" 1366 people in total.

- That's an average of 7 persons per home
- The max number of persons the largest listings "accommodate" is 16
- There are 15 homes that "accommodate" 16 people (averaging 5 people per bathroom)
- **Only 113 STRs (of any kind) are registered with Pacifica. That accounts for only a mere 47% of all the AirBnBs actually operating in Pacifica**

Unhosted STRs are consolidating home ownership to the few

- 28 AirBnB operators in Pacifica own more than one home in Pacifica
- 34 AirBnB operators in Pacifica own multiple homes in San Mateo County

These same 34 individual operators own:

- 128 homes in Pacifica
- 198 homes in San Mateo
- 1846 homes in total (state-wide or nationally)

- Just one of these operators owns 1018 homes in total

That means just **34 operators own 64% of all the unhosted AirBnBs** in Pacifica. That's 11 more homes than the total number of AirBnBs actually registered with Pacifica. Consider that last bullet: **A single operator owns 1018 homes** (state-wide, perhaps nationally). While that single operator is the biggest, they are not the only one in Pacifica. **These super-operators have the purchasing power to drive Pacifica home prices at will.**

Data source: insideairbnb.com

What are the effects?

Defunds our schools

Our schools are funded on enrollment. Converting housing to hotels displaces families and reduces the funding of our schools. If we had just one child from half of the homes currently running as hotels that amounts to **a \$1,680,000 loss for our local schools. We wouldn't need to add more bond measures to the ballot to fund our schools if we had these students.**

Depletes our teachers and first responders

Unhosted AirBnBs take long-term rentals off the market, and that drives up rents and home prices. This makes it hard for Pacifica to recruit and retain teachers, firefighters, and police who cannot afford to live here.

Unhosted AirBnBs take jobs

Local hotels employ reservation clerks, maintenance workers, housekeeping staff, and night clerks. These are predominantly middle and low-income jobs. Unhosted AirBnBs deplete worker hours and redirect revenue that would have gone to local hotels to property owners.

Please do the right thing by Pacifica and revise the current STR ordinance, adding the types of restrictions other cities—including our sister-city, Half Moon Bay—have seen fit to apply, such as:

- **A primary residence requirement for any host operating an STR property;**
- **Only permitting one (1) STR to be owned/operated by any host within the City;**
- **An operating limit of 60 nights per year for any unhosted STR; and**
- **A limit of two (2) guests per bedroom and a limit of one (1) car permitted at the property per bedroom.**

Also, please commit to the allocation of sufficient staff to implement timely action and effective enforcement of all provisions in the amended ordinance.

Please do not delay this critical work any longer. Each week that goes by without a revised STR ordinance is a week that—on average—another one (1) to two (2) unhosted STRs set up shop in Pacifica. If the City's staff is too busy to take this work on, please hire a consultant to do it for us, as many cities—including Half Moon Bay—have done.

Pacifica's residents, schools and its neighborhoods are counting on you.

Thank you,

Danny Estrella



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From: Kate Chinca [REDACTED]
Sent: Saturday, March 2, 2024 10:03 AM
To: Public Comment
Subject: March 9th Goal Setting Session

[CAUTION: External Email]

I have sent this to the Mayor and Council Members recently but I would like it to go on file for this meeting....

Dear Mayor and Council Members,

PLEASE PLEASE PLEASE tell me that this is not the case. 1331 Aspen Drive was turned into an STR. Some problems AND parking can be a bear. 6 vehicles this weekend alone.

The house next door became vacant. 1335 Aspen Drive has been empty for weeks but work has been going on...it could be to flip or to sell. However, today I see that the same workers going into the STR at 1331 are going in the front door at 1335. Would the permit department of Pacifica possibly allow 2 of these right next door to one another? Could our portion of Aspen be dealing on a given weekend with 12 or more cars??????? I cannot stand that these BUSINESSES are being allowed in neighborhoods at the cost of loss to jobs, schools and safety.

I felt as though this issue had moved almost toward the top of the list for the beginning of 2024 and yet here we are. When I saw the City Manager, City Attorney, etc., tell the Council that other things would not be done by them if they were to put their efforts toward this issue I couldn't help but wonder who was in charge here????

I could go on but you have all had to listen to our concerns in 2023 and I'm pretty sure that none of you have forgotten.

I am hoping that you can let me know if 1335 has been granted STR status. I cannot begin to think that anyone would be lacking that kind of a reasonable thought process as to make something like that happen.

I was very impressed with Mayor Bigstych last year and hope that all of his efforts will not be for naught.

Kate Chinca
[REDACTED]

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From: Patricia Kephart [REDACTED]
Sent: Saturday, March 2, 2024 8:16 PM
To: Public Comment; _City Council
Subject: March 9th Goal Setting Session. STR Ordinance
Attachments: Pacifica Goal Setting Meeting 3_9.pdf

[CAUTION: External Email]

Please distribute this comment on prioritizing an ordinance for Short Term Rentals.

--

Patricia Kephart
[REDACTED]

CAUTION: This email originated from outside of the City of Pacifica. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Subject: Pacifica Goal Setting Meeting March 9, 2024

Dear Mayor Vaterlaus and City Council Members:

Please prioritize setting limits to Short Term Rental properties in Pacifica.

Our city's open door for corporate ownership of homes puts our community in jeopardy. Homes should be for families who support our schools, participate in civic activities, and have a stake in keeping our neighborhoods safe.

A large home across the street from me was bought as an investment by a corporation that has it almost constantly booked as if it were a hotel. The house is used for business meetings, religious retreats, and large gatherings as well as more traditional vacation rentals. Often ten cars are parked along the hill. I do not feel safe with all these strangers coming and going. It changed the atmosphere of our street.

Corporate owners don't contribute to civic activity. They don't volunteer, run for office, or look out for their neighbors. Joe Garofoli's article in Saturday's SF Chronicle "California Dems target corporate homebuyers" alerts that 1 in 7 single-family homes was bought by a corporate investor in 2021. They outbid families. The article says that it hasn't gotten as bad yet in California, but I wonder what are the specific numbers for Pacifica last year?

Pacifica should use Half Moon Bay's model as a template for what could work:

A primary residence requirement for any host operating an STR property;
Only permitting one (1) STR to be owned/operated by any host within the City;
An operating limit of 60 nights per year for any unhosted STR; and
A limit of two (2) guests per bedroom and a limit of one (1) car permitted at the property per bedroom.

Thank you for taking up this important issue as soon as possible.

Sincerely,

Patricia Kephart

A solid black rectangular box used to redact the signature of Patricia Kephart.

From: John Passanisi [REDACTED]
Sent: Tuesday, March 5, 2024 7:08 PM
To: Public Comment
Cc: _City Council
Subject: March 9 Goal Setting Session

[CAUTION: External Email]

This is an email i wrote in 2022 regarding the short term rentals in Pacifica . i have since moved and the constant flow of people coming in and out next door played a huge part in that. I feel even stronger about my stance now than I did then and believe some regulations need to be put in place soon as many other cities throughout California have already done. Thank you

-John Passanisi

Begin forwarded message:

Hello members of the Council,

My name is John Passanisi, a resident of Pacifica for 34 years born and raised here. Myself along with my brother and many friends I've talked too are looking to buy a home and raise our families here, and recently something came to my attention I wanted to reach out to you about.

There was a post of the Pacifica Locals Facebook page, not sure if you are members, that showed many properties bought and purchased within the last 2 years or so for well over asking price. They were bought by the same realtor and the person himself is a real estate agent that rents the properties out all over Pacifica as AirBnB short term rentals.

I know this is legal as of now, but I have a huge problem with someone coming into our town and buying family community property many times over and renting them out like this. I know many other cities have began to implement new laws and restrictions to regulate this such as our neighbor Daly City to name one.

This community is based off of hard working families and a tight knit community, and I am fearful that this process is really making it difficult to impossible for locals to maintain what I have known and grown up in my whole life here.

I have never reached out to you all before so I am not sure as to how I can properly address this in a city council meeting, but I hope in bringing this matter to your attention I can get the ball rolling on more conversation with the community and board members as to a solution to this. I know there are many many others I've talked to and seen posting on Facebook and Nextdoor that feel the exact same way I do.

Thank you for your time and I appreciate any input or suggestions from you on what I can do and we can do from here. I will include the post that first brought this to my attention as well. Thanks again.

-John Passanisi

From: Cindy Abbott [REDACTED]
Sent: Wednesday, March 6, 2024 4:13 PM
To: Public Comment; Vaterlaus, Sue; Beckmeyer, Sue; Bier, Mary; Boles, Christine; Bigstyk, Tygarjas
Subject: March 9th Goal-Setting Session: Elevate an Update to the STR Ordinance with the use of a qualified consultant and alternate staff

[CAUTION: External Email]

Dear Mayor Vaterlaus and City Councilmembers,
The City of Pacifica was ahead of the curve in 2018, when the initial Short Term Rental Ordinance was implemented. Unfortunately, the City is now way behind as the Ordinance, while creating a revenue source, has left our residential neighborhoods wide-open to corporate property owners and operators turning them into commercial districts. *We need **Homes** NOT Hotels, and **neighbors** not a rotating door in and out of our neighborhoods without individuals and families who are connected with and engaged in our community!*

When a department has too much on their plate to get through priorities, it's not unreasonable to look for other competent alternatives. With the concern for the workload of the Planning Department staff, and indication earlier this year that the update to the current STR Ordinance was Planning **AND** City Manager's office work, I'd like to again recommend that after nearly two years of increasing distress to the community* — **AND it being prioritized in 2023 by City Council** — that 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.** (The Half Moon Bay Ordinance that includes restrictions on unhosted rentals and limits the number of days a property can be rented out each year, was approved by the HMB City Council AND the California Coastal Commission.)

As was raised when the "Cap" was proposed, it is an ineffective way to halt the turnover of homes into hotels and the nuisance that unhosted STRs create. To save staff time, any work on the Cap should be halted and focus placed on a robust update to the full Ordinance. **Please do the right thing by Pacifica and elevate the update to the current STR ordinance.** The best-case scenario for our City in terms of freeing up much-needed housing and returning quality of life to our neighborhoods is to **no longer allow ANY unhosted STRs to operate here.** A second alternative is to, at very least,

add to our current STR ordinance the types of restrictions other cities throughout San Mateo County—including Half Moon Bay—have in place, such as:

- **A primary residence requirement for any host operating an STR property;**
- **Only permitting one (1) STR to be owned/operated by any host within the City;**
- **An operating limit of 60 nights per year for any unhosted STR; and**
- **A limit of two (2) guests per bedroom and a limit of one (1) car permitted at the property per bedroom.**

I appreciate that you have listened to my concerns (that I began raising in June 2022). And, that you have had communication and meetings with other community members who are experiencing ongoing and difficult circumstances due to the nuisances that "unhosted" Short Term Rentals create, and also those who are unable to have a home in Pacifica due to the impact on the cost of housing (both purchasing and renting). Please don't delay any longer though in moving forward the ACTIONS necessary to change this. Many other cities already do this -- we don't need to reinvent the wheel in Pacifica!

Thank you,
Cindy Abbott
West Sharp Park

*When Pacifica conducted a survey of residents on the Housing Element 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.

- 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.
- 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.

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From: David Costa [REDACTED]
Sent: Wednesday, March 6, 2024 6:16 PM
To: Public Comment
Subject: STR meeting

[CAUTION: External Email]

I have resided at [REDACTED] for over 30 years. One of the houses on our street has never been occupied by its owners. However, at various times, it has been rented out to people who have sub-let rooms to others. There have been times when as many as nine cars, used by as many renters, have been observed in the large driveway of the residence. My concern is that, if not properly regulated, this residence and others in the city will be used as short-term rental hotels. My previous complaints to the appropriate city department about this situation were dismissed with the snide comment that "we're not in the business of defining what constitutes a family." Now is the time for the City Council to address this issue as most other cities in the County have done.

David Costa

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From: robert odonnell [REDACTED]
Sent: Wednesday, March 6, 2024 7:44 PM
To: Public Comment; _City Council; _City Council
Cc: [REDACTED]
Subject: Short Term Rental Ordinance

[CAUTION: External Email]

Dear Mayor Vaterlaus and Pacifica City Council Members,

My wife and i are 50 year members of Pacifica and are grateful to live in this community and in our neighborhood. We are writing to you because we are concerned both about the City and our neighborhood with the lack of an effective Short Term Rental ordinance.

We know other cities, including Half Moon Bay, have passed effective ordinances to control the excesses of some of these rental properties. I, as well as many others, spoke to you last year at your your Goal Setting Session about our concerns for stronger codes to enforce reasonable rules for these properties. We have one STR very near by our home and possible another coming soon. A year has passed and nothing has been done to address this issue by the City Staff or the Council.

I and many others plan to attend your next Goal Setting Session on Sat. March 9th to again address this issue and explain the problems we face and ask you why other cities have passed STR regulations and Pacifica continues to lag behind. Please make this a priority for your next legislative year. We who are being negatively affected by uncontrolled STR's need you to engage in this important issue for our neighborhoods.

Thank you,

Bob and Jackie O'Donnell
[REDACTED]

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From: Julie Starobin [REDACTED]
Sent: Thursday, March 7, 2024 9:41 AM
To: Public Comment; _City Council
Subject: March 9th Goal Setting Session

[CAUTION: External Email]

Dear Council People

I am concerned with how many unhosted short term rentals (STRs) operate in Pacifica. I am hoping that the Council will enact sensible limitations similar to other cities in San Mateo. For instance Half Moon Bay permits only 1 STR to be owned by any host. This prevents corporations or individual investors from owning STRs that they have no interest in living in. HMB also requires any STR to be the primary residence of the host. There is also a limit on the number of nights for an unhosted STR and a limit on the number of guests per bedroom.

At present there are 240 short-term rentals operating in Pacifica and only 64 long-term rental properties available. Many places for tourists who want cheap alternatives to San Francisco hotels and only a few homes available for families who actually want to live in Pacifica and be part of our community. This makes no sense.

Please commit to revising the current ordinance and adding limitations to protect the people who live here in Pacifica. And please allow for sufficient staff to enforce all the provisions in an amended ordinance.

Thank you.

Julie Starobin, Pacific Manor

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From: Erin Macias [REDACTED]
Sent: Thursday, March 7, 2024 9:41 AM
To: Public Comment
Cc: _City Council
Subject: Goal Setting

[CAUTION: External Email]

Dear Mayor Vaterlaus, Councilmembers, and Staff,

Please add to goal setting: prioritize a revision to the STR ordinance.

With winter storms demonstrating how living on the coast offers unique challenges to residents, I encourage you to consider the safety issue with those unfamiliar to Pacifica in regards to renting STRs. What measures are in place to 'inform' guests of hazards of which we are all too familiar?

These short clips are a reminder to decision-makers that visiting the coast has unique risks to the coastal zone and the CCC needs to support our efforts to amend the ordinance in the Coastal Zone:

A visitor <https://youtu.be/mVzvblwY8-4?si=P7QLEVSiwPST3DD4>

A public employee <https://www.youtube.com/watch?v=tqjw5KnNR3I>

A child <https://www.youtube.com/watch?v=WupTdXKMGVU>

A family <https://youtu.be/KVCNfhd69Uc?si=vCM5fLnEhh7jrB9y&t=24>

Aside from the public safety issues, there is also the need to better regulate STRs by having a requirement that parallels what other cities have done to minimize problems overall. While the City of Pacifica does not seem to subscribe to the 'ban' mindset, I encourage you to prioritize a robust ordinance and add it to goal setting.

Revising the ordinance has many considerations, such as:

How many families have been evicted so a STR can set up in a home?

How do STRs disrupt neighborhoods with crime and nuisance behaviors altering the fabric of the residential neighborhood?

What are the environmental impact of STRs? (excessive household landfill is one example)

How do STRs impact local schools?

How do STRs impact local rents overall?

How do STRs create new barriers to coastal access for socioeconomically disadvantaged people?

How do STRs promote the RHNA goals and objectives?

Many cities have completely banned them due to their negative impact on the community, but San Francisco took a logical approach to this issue: all STRs must be HOSTED and there is a LIMIT to the number of days per year housing units can be used as STRs. This affords residents an opportunity to generate income while maintaining the intent and character of zoning WIN WIN!

We need to prioritize the STR ordinance in Pacifica.

This is not just a housing issue, it is a community issue.

Respectfully submitted,
Erin Macias
Linda Mar

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From: Steve Passanisi [REDACTED]
Sent: Thursday, March 7, 2024 9:52 AM
To: Public Comment
Cc: citycouncil@pacificagov.in
Subject: "March 9th Goal-Setting Session"

[CAUTION: External Email]

Sue,
Hope all is well. I am going to make my comments short and sweet. I do not consider Pacifica a resort or bed-and-breakfast community. I have been a resident of Pacifica for 40 years. I raised both of my boys here in this awesome family community. Both of my boys own homes here and are beginning to raise their families here. While raising my boys here I coached little league baseball and AYSO soccer. To this day I run into some of the kids (now adults) and share such fond memories of these times. It just turns my stomach to see the family homes in this town into an STR. There is no place in the town for such rentals. Some of these STR are next to families with school-aged children who have to get up and go to school in the mornings. As I am sure you see some of the press these places get on the news. Please do what you can to limit or rid this town of these rentals. I know other nearby towns are addressing and doing something about this. There is nothing good coming from these types of rentals for this town. I have always loved the small-town feel of Pacifica and my trips to our local Safeway where I run into long-time friends and residents I have met over the years. These Safeway runs usually take 2 hours. But I love seeing everyone and catching up on how their families are doing. Hopefully, this city council will do what is right for our town. I know a lot of our city council members feel the same way as our long-term residents and families feel. Thank You in Advance for Doing The Right thing
Sincerely,
Steve Passanisi
[REDACTED]

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From: Andy Narraway [REDACTED]
Sent: Thursday, March 7, 2024 3:27 PM
To: Public Comment
Subject: RE: Short Terms Rentals

[CAUTION: External Email]

Dear sir or madam. I am writing to voice my opposition to unhosted short term rentals in pacifica. Where is the community responsibility when 34 Airbnb STR operators own multiple homes in San Mateo. I am all in favor of individuals renting out their primary residence to supplement income but these multi millionaires coming into Pacifica to make money at the expense of long term renters should be limited to 120 days per year like our neighbors in HMB.

Homes are taken away, taxes reduced and the community is eviscerated with the STR blight.

Please limit these opportunists and redress the balance towards your own community.

Thank you

Andy Narraway
Grand Avenue
Pacifica CA

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From: Debi Hirshlag [REDACTED]
Sent: Thursday, March 7, 2024 6:02 PM
To: Public Comment
Cc: _City Council
Subject: March 9th Goal-Setting Session

[CAUTION: External Email]

Dear Mayor Vaterlaus and City Council Members:

I am writing to express my hope that the Pacifica City Council will make updating our Short Term Rental (STR) Guidelines and enforcement a priority this year, specifically around the proliferation of unhosted STRs (Airbnb, VRBO, etc.). In Pacifica, there are over 240 (known) STRs operating, with fewer than half registered with the City and the vast majority unhosted (meaning the owner doesn't even live at the home or likely even near Pacifica). These homes, on a monthly basis, command between \$7,000 and \$30,000 -- ridiculous!

When I moved to Pacifica three years ago (from San Jose), I appreciated the "neighborhood" feel of the town. In that short time, I've seen (1) increased parking of large RVs (which I understand was mandated) and (2) a huge increase in the number of houses being listed as STRs. Both of these have served to degrade the neighborhood feeling of the town and, frankly, have probably put the town at risk for more crime.

I have visited many towns, like Charleston, SC and Half Moon Bay, that recognize a homeowner's desire to help fund their often expensive properties with STR income, but put a distinct limit/restrictions on that process. Things like a limit to the number of STRs in certain areas; a limit to the number of days annually that a place can be used as a STR; not allowing STRs at all in certain historic/special areas; requiring cameras/noise meters on STRs; requiring owners to publish the presence of their STR to surrounding neighbors, with a direct phone number to report noise/nuisance; fining STR owners when noise complaints must be addressed by local police. There are also severe penalties for operating an unregistered STR. I don't believe we have any of these things.

I'd add the following issues to the proliferation of STRs in Pacifica:

1) Parking - In many parts of this town, we already have parking challenges due to narrow streets, beach goers trying to avoid paid parking, dense housing, large RVs parked, poor street quality/potholes, lack of garages/garages used for storage not parking...in many of these STRs, they're allowing very large numbers of guests with no restrictions on the number of cars and often no place for the cars to go ("just park where you can"). So neighbors who actually live there, or someone trying to park to frequent a local business cannot. Also, in a place like Pedro Point, where we have very poor road quality already, cars squeezing in every which way (surfers/beach goers included) further deteriorate the roads, and people who live here have to "wind their way" around badly/illegally parked cars. This could be overcome with a requirement that all STRs must be able to accommodate all allowed vehicles of guests through a garage, driveway or other assigned parking.

2) Sewer - Pacifica already struggles to accommodate/process our wastewater. When you look at the registered STRs, some are showing a number of people that equates to 5 guests per bathroom. It is unlikely, if these residences were lived in full-time, that the number of people taxing the sewer system would be so high.

3) Noise - I live in an area with a fair number of STRs, many of which have outdoor spaces. During the summer, at least one night a week, a loud party, going late into the night, can be heard. Given the acoustics in Pedro Point, it is often impossible to know exactly where the noise originates and ,therefore, we can't call the Police to intervene. Furthermore, in a town with constrained resources, I'd rather our Police were protecting property and keeping our roads safe, not having to deal with noise nuisance calls because the absent owner of a STR rented the property out to 15 people who don't have any ties to/respect for the peace of the neighborhood.

4) Housing Shortage - When Governor Newsom passed sweeping (and often controversial) laws to push California to build more housing, the point wasn't to create more STRs; the point was to create more (affordable) homes for people who want to live and work in our great state. The number of homes Pacifica needs to build seems staggering and will tax our natural environment and traffic. But, if we do all that and meet our goals, but those houses just become STRs, what have we accomplished? We didn't create a home where a local police officer or school teacher could live. We didn't create a home that furthers the neighborhood vibe of Pacifica. We didn't create a home that will likely frequent the many creative and hard-working small businesses trying to make a go in Pacifica. And...

...5) Labor Shortage - Several businesses in Pacifica have spoken about a shortage of labor in our town. It's tough to get people to come to the town to work (public transportation to here isn't great) so the best people to work here are people who live here. By allowing these "ghost houses" where no one actually lives, we don't add to our local labor pool in any way.

I feel like Pacifica's lax view on STRs is yet another area where developers, multi-property owners and real estate interests are put ahead of the interests of the City overall, the neighborhoods, the individual residents and the overall feel of a town that really tries to balance between being neighborly, embracing small businesses, caring for the natural splendor around us and welcoming the small amounts of change needed to make us even better.

Please take cues from the towns near us (below) and immediately put in place restrictions on STRs and the enforcement structure to ensure those restrictions are followed. Please keep Pacifica a place that, although a bit more expensive than surrounding areas, is worth the investment to live in peace, natural surroundings and have neighbors that know and look out for one another. And, if I can be of any help to the City in making this happen, I am willing to volunteer my time. Thank you.

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

Brisbane – Unhosted STRs prohibited

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From: Marcia Settel [REDACTED]
Sent: Thursday, March 7, 2024 9:46 PM
To: Public Comment
Cc: _City Council
Subject: March 9th Goal-Setting session

[CAUTION: External Email]

Dear Mayor and City Councilmembers

As I cannot be present at your March 9th meeting, I wanted to submit written comment for the record.

I live on Pedro Point. Both of my neighboring homes are Airbandb rentals. One is unhosted; although the other has a live-in host, she has just purchased the home across the street in order to increase her short-term rental opportunities. The owners have been responsive to the complaints I and other neighbors have made about the behavior of their renters. I know the unhosted rental has changed their listing to reduce the number of renters.

I have lived on the point for over 35 years. I used to know my neighbors. I no longer know who will be there tonight or tomorrow. This is even more acute on other streets in the neighborhood where the epidemic of unhosted rentals has spiraled out-of-control in the last few years. The price of homes on the point has risen dramatically as their appeal as income-producers increases. (BTW, both owners are remodelling without permits as they have no commitment to the city.) I miss having families around me.

I frequently rent vacation homes when travelling with my friends, so I fully understand their attraction. But as I see how they have impacted my town, I have become more scrupulous in ensuring that my rental meets all local requirements. And I do not mind being restricted because of local zoning rules, as I recognize how critical these rules are.

Please take action to strengthen Pacifica's short term rentals regulations, in line with other communities in the area. And take action to enforce the rules, unlike what is happening now. Other letter writers have set out a reasonable list of suggested changes. There are many community members who are willing to work with you to create a model that will make the town both more liveable, and more affordable, for its residents.

Marcia Settel



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From: Gary Furlong [REDACTED]
Sent: Thursday, March 7, 2024 10:02 PM
To: Public Comment
Cc: _City Council
Subject: March 9th Goal Setting Session

[CAUTION: External Email]

The story of short term rentals is alluring: someone wants to make some extra money to help make ends meet so they rent out a spare room or two in their home. The owners are there so everyone is well behaved, no family is displaced, the community continues on as before but with a bit of extra money. This does happen but it is a small part of the actual story. The hard truth is that this is now an industry where people are buying up houses in neighborhoods and then converting those houses into full time micro-hotels. Instead of a residential neighborhood with a distinct, settled character multiple homes have been converted into these micro-hotels that have a never-ending stream of strangers arriving and leaving, all intent on having a good time while away from their own home and neighborhood.

At any time a quiet residential street can become the location of multiple micro-hotels as this is a growing industry that our town has not done nearly enough to regulate. Beside degrading the character of the neighborhood these micro-hotels drive up both housing prices and rental prices as they're now competing with families for these houses. The state of California is now mandating that each community make more houses available for purchase or rental and yet Pacifica is allowing houses to be taken off the market and converted into micro-hotels; does this make sense? In just my small neighborhood, Pedro Point, there are already between 25 and 30 full-time micro-hotels that have set up operation. That's 25 to 30 fewer houses available for families to rent or own. That's 25 to 30 fewer houses where families might be sending their children to our schools. That's 25 to 30 houses where there's an ever changing collection of strangers living in a house where they have little oversight and feel no sense of responsibility to the neighbors. That's 25 to 30 houses that are probably going to have a visit from the police due to complaints about noise, parking or other issues associated with establishing a business on a residential street.

We have hotels in Pacifica and they are in areas zoned for hotels. These hotels meet health and safety standards and are subject to inspection by the city, county and state agencies. These hotels pay taxes. These hotels do not drive up the price of houses or of home rental.

Like the sea gobbling up our land this micro-hotel industry is gobbling up houses in our community.

I believe that the city should require that ALL short term rentals be "hosted" only. In other words, the owner must live in the house.

As I believe that the owner must live in the house, I also believe that no one should be able to own more than one short term rental in the city of Pacifica.

There should be a maximum of two guests per bedroom and between all of the guests there can only be one car at the property.

I believe that the city should establish a very significant fine for anyone that hosts a short term rental that fails to register it with the city and/or fails to abide by the city regulations.

Finally, I believe that it is imperative the city dedicates the necessary resources to bring this issue into compliance and, in addition, establish a specific means for neighbors to register complaints and then have feedback on how those complaints were followed up on.

California has a shortage of houses. Our schools need enrollment to increase. Residents need neighborhoods that are real neighborhoods where they can have pride in home ownership. Please don't let the micro-hotel industry continue to run over us.

Regards,
Gary Furlong

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From: Lyla Reiner [REDACTED]
Sent: Thursday, March 7, 2024 11:59 PM
To: Public Comment
Cc: _City Council; Bryan Reiner
Subject: March 9th Council Goal-Setting Session

[CAUTION: External Email]

Greetings Mayor Vaterlaus and City Councilmembers,

Thank you in advance for reading this email and for all of your ongoing efforts in serving this city we all love. I'll try to keep this brief...

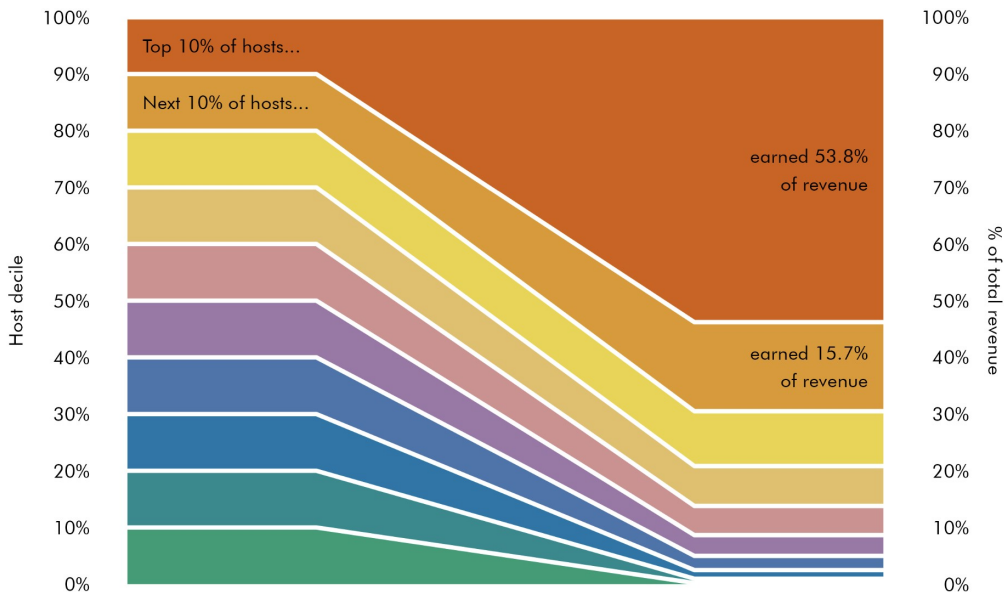
I am writing as a concerned citizen to add my voice and express that the STR ordinance update needs to be a **top priority** for our town. I have read the "2024-03-09 City Council - Full Agenda-1519" document and believe that the STR Amendment will have benefits to most of the goals (not just Goal #3)

The proliferation of unregulated STRs in our town is detrimental to our community in many aspects, including but not limited to:

- critical recruitment and housing for teachers, police, and fire dept. members
- fewer dollars for our schools
- lack of community
- neighborhood safety
- [steep population decline](#)

•Corporations/out-of-town investors paying over the asking price which makes rents higher and artificially raises home prices
(I am happy to provide links and data for the above items but don't want to create more work for anyone)

A quick illustration* showing how "top STR hosts" (which are corporations) are making the most revenue, while the bottom 10% (actually 30%) aren't even on the map. These are the hosted STR mom-and-pop types.



Host revenue distribution among Los Angeles STR hosts

*From Dr. David Wachsmuth presentation to CCC 12-14-2023

Unhosted STRs in Pacifica are ruining the fabric of our neighborhoods. Multiple corporations are operating in our town, including one that owns/operates at least 18 in Pacifica alone (including one directly uphill from us). I am afraid to publicly call them out by name because they have hired a lawyer who has sent threatening letters to us and other Pacificans who have merely called in to report them to PD when "guests" have been acting in a nuisance manner (parking, garbage, smoking, noise, etc.)

We are part of a group of concerned citizens who want to help make change and are willing to offer our services in any way we can do so.

Thank you for all of your continued work and attention to this issue,
Lyla Reinero (longtime resident)

Thanks and take care,

[Redacted Signature]

[Redacted Signature]

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From: mark stechbart [REDACTED]
Sent: Friday, March 8, 2024 8:51 AM
To: Public Comment; _City Council
Cc: [REDACTED]; august@coastsidenewsgroup.com
Subject: council work plan mtg Mar 9: STR regulation-- do a better job
Attachments: 20240119_074551.jpg

Importance: High

[CAUTION: External Email]

Council neglect of STR regulation is damaging neighborhoods.

1. hire a temporary outside planning consultant to manage the mark-up of a more rigorous STR ordinance. City has plenty of funds from STR TOT and registration fees. Stop accepting staff LCP workload evasions.

2. copy the CCC approved HMB ordinance with some minor improvements. HMB has done most of the work, very little Pacifica work involved.

3. design the new ordinance in two parts-- to address issues in coastal zone, hampered by CCC oversight, and on east side on Hwy 1 unencumbered by CCC. Claiming to have the entire city STR enforcement held up by CCC foot-dragging is a pretty thin excuse.

4. immediately freeze STR permits.

5. institute significant car park (no street parking period) and occupancy restrictions. No neighborhood should suffer 12-16 occupancy when average house contains 5.

6. picture attached is from a January STR occupant in my neighborhood. Street looked like an industrial site. Rig was 40 feet long and so long it blocked a driveway.

Responding PD officer refused to ticket for the driveway block. He said it was legal. CVC 22500 says illegal. PD needs to properly respond to homeowner complaints.

Mark Stechbart
[REDACTED]



From: Pat Kremer [REDACTED]
Sent: Friday, March 8, 2024 9:00 AM
To: Public Comment; _City Council
Subject: March 9, 2024 Council Goal-Setting Meeting

[CAUTION: External Email]

Dear Mayor Vaterlaus and City Councilmembers,

I am writing to you as a resident of Pacifica who is worried about the number of unhosted short-term rentals (STRs) operating in Pacifica. Our current ordinance on short-term rentals (STRs) is inadequate and does not place reasonable restrictions on these rentals. Our City has become vulnerable to corporate and individual investors who have purchased homes in Pacifica, but do not live in them. These homes are no longer available to families who want to live in Pacifica. They are converted into businesses, operating in areas zoned as “residential.”

The consequences of this trend are widespread and weaken our neighborhoods. There is less housing available for people who want to live here, work here, raise their children here, and become active members of the community.

Please make it a HIGH PRIORITY to revise Pacifica's current STR ordinance. Many other cities in San Mateo County have adopted reasonable restrictions on these STRs. Pacifica should follow their lead and use their ordinances as examples for policies that make sense for us. The current use of caps is NOT what we need. If the City's staff is too busy to take on this work immediately, please hire a consultant to do it for us, as many cities—including Half Moon Bay—have done. Pacifica's residents and its neighborhoods are counting on you.

Thank you,

Patricia McCarthy Kremer
resident of Sharp Park

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From: patrick gonzales [REDACTED]
Sent: Friday, March 8, 2024 9:37 AM
To: Public Comment
Cc: _City Council
Subject: March 9th Goal Setting Session

[CAUTION: External Email]

To Mayor Vaterlaus and City Council Members,

I have big concerns why our town has not yet committed to a city ordinance regarding (STRs) short term rentals.

I currently live directly across the street from one at 1331 Aspen Dr. Pacifica it is an elevated rancher. Airbnb it says it can sleep 16 people. On several occasions it has held over 20 people.

There have been several parties where several times people ended up projectile vomiting, peeing in the street while facing our house and sitting on our cars. just last week I ended up yelling at some guys for peeing on the side of the neighbors house at 10:00am in morning. I have called the police several times as well as formal complaints to Airbnb.

There is a house next door that is the same size and will be for sale any day. How many will Pacifica allow to stay at here? probably another 16 that would be 32 people in 2 homes next door to each other.

I am writing to you to please pass an ordinance to put restrictions on STRs. These homes will never have any children attending our schools, steady shopping at grocery stores since these people seem to go out and eat. Are they eating at places in Pacifica? Probably not since a lot of the people are here for 1 - 2 days and don't mind paying a 2 night rental for 1 night of yelling drinking puking and peeing in our streets.

I have lived here since 1975 and these STR's are going to be our downfall since All the surrounding city's have implemented restrictions the homes are Getting gobbled up by "Companies and hosts"

The host of this house has 11 homes in this town already. How many will we allow him and others to buy before we are seriously affected by these Results?

Please deeply consider swift restrictions on STR's and thank you for your time.

Sincerely
Pat Gonzales

Sent from my iPhone

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From: Nancy Tierney [REDACTED]
Sent: Friday, March 8, 2024 12:20 PM
To: Public Comment
Subject: March 9 Goal Setting Session

[CAUTION: External Email]

Mayor and City Council Members:

During this year's City Council Goal Setting exercise, I would like to highlight three items, touching on accomplishments and next steps for current goals, and introducing an item for future consideration. The Pacifica Strategic Plan 2023 – 2030 identified 5 strategies. Strategy #4 was to "pursue climate adaptation and mitigation." In this category were 3 initiatives:

- A. Update the Climate Action and Adaptation Plan, including performance targets.
- B. Continue the urban forestry plan, tree canopy goals, inventory, and projects.
- C. Update Pacifica's Local Coastal Plan and improve communications and collaboration with the California Coastal Commission.

All three initiatives are well under way and I am enjoying the opportunity to serve on the CAAP task force. I can assure that you that our energetic group, working across half a dozen committees, is very engaged with City staff, the County's Office of Sustainability and various regional and state agencies. We're tracking relevant legislation and exploring funding opportunities. Look for a plan update this summer.

Strategy #3 to "prioritize protection and development of affordable housing" is a serious challenge to Pacifica and other Bay area and CA cities. In this category were 3 initiatives:

- A. Complete the Housing Element Update.
- B. Update the Short-Term Rental Ordinance.
- C. Prioritize Housing Element program implementation.

The HE has been submitted and we in the community look forward to implementing the approved plan. I'd like to focus on short-term rentals. The city should follow the lead of many other CA cities and counties to enact restrictions, beyond a mere cap. The consequences of unrestricted short-term rentals go beyond the nuisance of noise and trash from partyers. Unchecked STRs results in reduced safety, disruption to the community, and fewer housing options for renters and homeowners. West Sharp Park residents have testified about the conditions. In an article I wrote last year for the Pacifica Voice, I referred to STR ordinances adopted by the cities of Sonoma and Redwood City and of San Mateo County. At the time, Half Moon Bay was working on a more restrictive ordinance that they since have adopted. All these ordinances limit the number of days a property can be rented and include restrictions on parking and number of people. Half Moon Bay goes farther in requiring that all STRs be hosted, i.e., the property owner must live there. I encourage you to consider all such restrictions, to seek the input of residents, and settle on a solution suited to our city.

The item I want to introduce for future consideration is artificial turf use. The Sierra Club Loma Prieta Chapter has launched a campaign in cities and school districts in the Bay Area, highlighting both the harmful effects of

microplastics (petroleum product) on health and the misleading claim that plastic turf does not impede stormwater runoff and drainage. Sierra Club colleagues have submitted a letter to the San Mateo County Board of Supervisors about artificial turf, citing the harms and noting Millbrae's new ordinance to ban artificial turf on all property. So now you have a heads up.

Thanks for your attention to these concerns.

Nancy Tierney

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