

# **Public Comments**

## **Item 1 – Strategic Plan Update**

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



*March 9, 2024*  
*City Council Meeting*

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**From:** Reese Geronimo [REDACTED]  
**Sent:** Friday, March 8, 2024 2:35 PM  
**To:** Public Comment

[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."

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,

Therese geronimo  
Sent from my iPhone

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**From:** D Mi [REDACTED]  
**Sent:** Friday, March 8, 2024 5:34 PM  
**To:** Public Comment; \_City Council  
**Subject:** March 9th Goal-Setting Session

**[CAUTION: External Email]**

We are writing to urge City Council to prioritize revisions to Pacifica's short-term rentals ordinance.

As residents of Pedro Point, we have witnessed our neighborhood transform from one in which we know and look out for each other, to one in which transient strangers have replaced neighbors. This is bad for the community and for public safety (e.g., we cannot organize effective neighborhood watches when we do not know our neighbors), and it also contributes to the lack of permanent housing in our city.

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

- A primary residence requirement for any person or entity operating an STR;
- Allowing just one STR to be owned/operated by any person or entity;
- An operating limit of 60 nights per year for an STR in which the host does not also reside on the property;
- Enforcing the limits on the number of total STRs allowed in Pacifica; and
- A limit of two guests per bedroom and one car permitted at the property per bedroom.

Also, please allocate sufficient staff to implement timely action and effective enforcement of all provisions of the STR ordinance.

Thank you,

Dina and Robert Horan

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**From:** John Mikulin [REDACTED]  
**Sent:** Sunday, March 10, 2024 4:43 PM  
**To:** Public Comment  
**Cc:** [REDACTED]  
**Subject:** Pacifica Sea Level Rise Principles

**Importance:** High

**[CAUTION: External Email]**

Dear City of Pacifica Staff - It is difficult for me to find time during the work week to engage in our city's local government proceedings, but I wanted to submit some written input on an important, long-term issue for our city.

The following principles should guide Pacifica's approach to managing the impacts of sea level rise on our city.

**Pacifica Sea Level Rise Principles**

1. **Resilience through Beach and Wetland Preservation** - Pacifica will seek to preserve existing sandy beaches and wetlands within city limits as the preferred coastal resilience measure. When/where necessary, the city will prioritize managed retreat versus seawall construction. Seawalls accelerate and exacerbate coast erosion, making them an unsustainable coastal resilience measure.
2. **Public Infrastructure Resilience** - Pacifica will seek to maintain all existing public infrastructure including roads, utilities, and the city pier. When/where necessary, relocation of public infrastructure should be considered to ensure systems resilience. Pacifica taxpayers may need to invest additional public funds to implement essential resilience projects.
3. **Private Property Resilience** - Ensuring private property resilience to sea level rise should be the sole responsibility of relevant property owners. Pacifica taxpayers should not have to invest additional public funds to implement resilience projects intended to maintain private property.

I hope that you and others find this input useful. Feel free to share as you deem appropriate.

Sincerely,

\_\_\_\_\_  
John Mikulin  
[REDACTED]  
[REDACTED]  
[REDACTED]

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