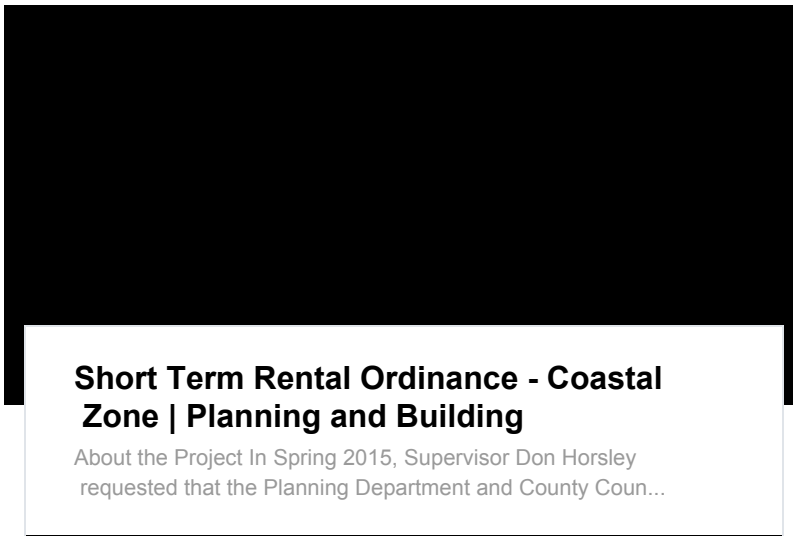


From: [Audrey Patchett](#)
To: [Elizabeth Dallman](#); [Mike Schaller](#)
Subject: Comments of DRAFT Short Term Rental Ordinance
Date: Wednesday, June 29, 2016 3:09:57 PM

I am very upset to learn that the short term rental ordinance is being changed to potentially allow owners to rent their properties as vacation rentals. [Short Term Rental Ordinance - Coastal Zone | Planning and Building](#)



My neighbor recently built a 2nd story onto her home so that she could rent out the 2nd unit as a vacation rental. She was allowed to do so by using the zoning loop holes that were passed for encouraging multi-family units.

- She built a 2nd story and was never required to notify her neighbors of her intentions.
- She blocked the ocean view of the house behind her.
- She completely shaded the yard next to her with the monstrosity that she built.
- She eliminated a desperately needed street parking space from a very crowded street by building a 2nd driveway in her yard.
- She exceeded the ratio of square footage for her lot
- She has been allowed to keep her illegal roof top deck
- She has random people arrive to our neighborhood every weekend b/c they rent out her house for a few days at a time. (which I understand is currently illegal)

She took advantage of zoning that was intended to encourage Coast side residents to help those who are in need of a long term rental. She has completely alienated herself from our neighborhood community and I'm so frustrated that the San Mateo County is making changes to ordinances

to accommodate her situation that doesn't benefit anyone in the community, it only benefits her and her pocketbook at the expense of her community and her neighborhood.

As a long time homeowner on the coast, **I ask that you not change the short term rental ordinance in order to protect our neighborhood and to prevent other unscrupulous homeowners who are sure to follow suit**, snake around Coastal zoning and building regulations in order to profit from coast side short term vacation rentals.

Sincerely,
Audrey Patchett
650.455.4956
830 Buena Vista St.
Moss Beach, CA 94038

From: brolan4@aol.com
To: [Elizabeth Dallman](#)
Subject: Short Term Rental Ordinance ideas
Date: Sunday, July 31, 2016 5:19:59 PM
Attachments: [Draft Short term Ordinance.pdf](#)

Hello Ellie,

Thank you for all the meetings and time you've spent on this project.

My husband and I have rented two of our cottages on our property from 2009-2014. We are now renting them to our guests as long term.

Here are a couple of our ideas. We have a clear understanding of what entails running a vrbo. If any questions please feel free to ask away.

The #1 concern is the restrictive 90 night rental limit. This would completely discourage the short term rental owner. The popularity on the coast would disappear. VRBO owners want this legal, but this restriction of 90 days is unrealistic to encourage a homeowner.

The number of buildings on properties varies. The legal descriptions may have several homes. There should be exceptions made for all legal dwellings.

Best Regards,

Carol Brolan
vrbo # 352334
vrbo # 158356

Draft – Short Term Regulations

Suggestions from a VRBO owner from 2010- 2014.

1. (6401.3.2c) Limiting Short –Term rentals to allow for 90/ nights per year is too restrictive for any owner of short term. any business allowed to conduct business for $\frac{1}{4}$ of the year is unfathomable for any business. VRBO should be allowed 365 days a year. It's unlikely a rental would be rented 365 nights a year.
2. (6401.3.1b) Requiring a Business License would not be constitutional unless long term rentals , which allowed 365 nights per year are also required to have a business license.
3. (6401.3.1e) If a permit expires there should be a grace period to reinstate a license.
- 4.(6401.3.3) There should be no limit of percentages for short term on any block. That is not a requirement for long term rentals.
5. (6401.3.3) There are properties that may have more than one structure on their property which are grandfathered in. My property has 3 structures, and I know of several other VRBO's which also have more than 1 legal dwelling. There should be exceptions.
6. (6401.3.5l) Records should be delivered to the county quarterly. Transient Occupancy Tax requirements are clearly the owners responsibility, as our State and Federal Taxes are our responsibility. Short term owners should be treated equally as all tax payers . Quarterly income statements would be burdensome. We are responsible for our Quarterly TOT payments, with our County forms filled out. That should continue to be sufficient.
7. (6401.3.6e) One year of no rental for a violation is too harsh. A year of no rental if address is not visible from street?

From: [Casey Schaufler](#)
To: [Elizabeth Dallman](#)
Cc: ann@annforrister.com
Subject: Bullet points regarding short-term rental
Date: Thursday, July 28, 2016 7:09:44 PM

Ms. Dallman

We would like to see these points addressed in the short term rental ordinance. We understand that they may not be popular, however after living surrounded by VRBO we believe that they are necessary in order to address the neighborhood contentions that have arisen on our street.

Limits --

1. Limit nights to 90 per calendar year. 180 is fully half the year and allows rental more frequently than every weekend.
2. Allow no more than one short-term rental unit per legal address. Allowance of multiple units at the same address effectively becomes a hotel.
3. Limit number of tenants to 2 person per bedroom plus two additional persons. There should be no exception for children. Children have as much (or more!) impact on a neighborhood, sewer use, water use, etc. as do adults. If there must be "free" children, make the age be five (5) not twelve (12).
4. Require one vehicle parking spot for every three tenants. Require a written description or drawing of on-site parking including property boundaries.

Process--

1. Establish a process for public complaints that does not amount only to "enforcement by neighbor".
2. Require that written notice of any hearing regarding violations be served upon the owner, complainant and owners of all property owners within 300 feet. This is similar to notification for other planning and building processes.
3. Require notification of all property owners within 300 feet at the time of short-term rental application.
4. Make all decisions regarding short term rental appealable to the planning commission and board of supervisors as are other planning decision.

Enforcement --

1. Set application fees so as to fully fund the costs of enforcing this ordinance including inspections, complaint processing, review of reports from rental platforms and law enforcement.
2. Require inspections to ensure rental properties meet the performance requirements including those for safety and compliance with all appropriate building regulations.
3. Require that owners and large platforms (VRBO, AirBnB, HomeAway) submit a report detailing nights rented, and revenues received, and TOT paid each quarter. Required reporting parameters will differ between owners and platforms.
4. Apply a black out period of one year for any person found operating a short term rental without a permit.

Casey Schaufler & Ann Forrister
234 Nevada Ave
Moss Beach

Elizabeth Dallman

From: Ellie Dallman <ellie.dallman@gmail.com>
Sent: Friday, June 24, 2016 10:36 AM
To: Elizabeth Dallman
Subject: Fwd: FW: air bnb & VRBO

Follow Up Flag: Flag for follow up
Flag Status: Flagged

----- Forwarded message -----

From: **Chris Hunter** <chunter@smcgov.org>
Date: Thursday, June 23, 2016
Subject: FW: air bnb & VRBO
To: Elizabeth Dallman <ellie.dallman@gmail.com>

Ellie

Charise sent this to me to send to you.

C

From: Charise Hale McHugh [mailto:charise@hmbchamber.com]
Sent: Thursday, June 23, 2016 2:43 PM
To: Chris Hunter <chunter@smcgov.org>
Subject: air bnb & VRBO

Hi Chris,

I'm sorry, I lost the email that the woman handling this sent. I thought it was a very good proposal. My only suggestion would be to make the insurance \$2m liability instead of just \$500,000.

Thanks, if you can pass that on.

Charise



Charise Hale McHugh, ACE

President/CEO

Half Moon Bay Coastside Chamber of Commerce & Visitors' Bureau

235 Main Street

Half Moon Bay, CA 94019

charise@hmbchamber.com

650-726-8380

650-726-8389 (Fax)

From: chadviso@aol.com
To: midcoastcommunitycouncil@gmail.com; [Elizabeth Dallman](#)
Subject: Short Term Rental Ordinance, Section 3.1
Date: Friday, July 29, 2016 7:57:41 AM

Sir,

I am a property owner at 11820 Cabrillo Ave in El Granada. We have a small house located on the property which was built by my grandfather Joe Amaral in 1951.

Up until 2004 the home was rented on a month to month basis. The rent would not cover the costs mostly due to the hard conditions resulting from life near the ocean. I lived in the home from 2004 to 2010. After which time we have rented it with a two day minimum. One or two months a tenant will take it for 30 days. One to two months a year my family members will use it.

This has allowed us to use the home as well as keep the home in good repair. This has also provided income to the County in the form of occupancy taxes paid. We have never been a burden to our neighbors and we cooperated with you the County when you did your harbor expansion as well as allowing Coast County Fishing Club to locate their container on on property. This was at the request of the Harbor Master about ten years ago. Prior to that we allowed the Harbor Master to store two containers for years in the same location by your bathrooms. Bottom line is we have been good neighbors and a burden to no one.

I can understand where laws need to be implemented for the betterment of society. I would hope when you make these laws that you consider them carefully. The 180 days is not a magic number. It is a number that would hurt us financially from the aspect of properly maintaining our home. I would as, that if you to consider 275 days instead of 180 days.

Thank you,
Charles J Viso

From: [Dave Olson](#)
To: [Elizabeth Dallman](#)
Subject: My personal comments and requested changes for the Short Term Rental Ordinance
Date: Friday, July 29, 2016 1:15:35 PM

I support everything in the MCC letter on the ordinance.

These are my personal (not as an MCC councilmember) requested changes and additions.

Please limit short term rentals to 90 nights/year (6401.3.1b) when the owner or manager does not live on the parcel. Add to this section that a short term rental permit is a business permit, or require a business license in order to apply for the the permit. Allow up to 180 nights/year, if the parcel is 40,000 sq ft (1 acre) or larger, and not in a residential zoning (R1, R2, R3, or RM), when the owner or manager does not reside on the parcel.

Rationale:

At 180 nights per year, it is quite likely that visitors will be present nearly every day of the year (360 days). The reason for requiring a business permit is that short term rentals are a business, and it reinforces the need to keep records.

This is an issue even if there is a 3 night minimum. Assuming all are 3 nights, then people are there 4 days/stay, and 180 nights then becomes 240 days when people are present, or 2 days out of 3. That's quite disruptive to a neighborhood.

Please add a limit of no more than 15% of the parcels on a block to be allowed for short term rentals (new section in 6401.3.3) for parcels in residential zoning (R1, R2, R3, or RM). This limit would not apply to parcels larger than 40,000 sq ft (1 acre) in non-residential zoning.

Rationale:

This is what the County of Santa Cruz did in the beach zones, to limit the impact to residential neighborhoods. Otherwise there are enough visitors to substantially alter the character of a residential neighborhood.

Determining the 15% limit is easy to do from the zoning maps and parcel number, which is already needed for the permit.

Please add a new section after 6401.3.6 to define the enforcement process for the ordinance. It is critical that an ordinance of this type have a very clear method of enforcement, and that the enforcement is adequately financed by the permit fees.

7. Enforcement

- a. The application fees shall be set so as to fully fund the costs of enforcing this ordinance.
- b. Regular search of advertising forums, including vacation rental websites, for unpermitted rentals.

- c. Short term rental platforms such as Flipkey, HomeAway, and Airbnb shall be required to provide a complete list of all properties in the Coastal Zone to the County each month.
- d. An inspection of the premises will be performed prior to first granting of permit, and at each renewals, to ensure rental properties meet the performance requirements.

Thank you,

Dave Olson

olson@unixfolk.com

<http://daveolsonmcc.com>

<http://www.unixfolk.com/dave>

From: [Mysterious Faery](#)
To: [Elizabeth Dallman](#); [Mike Schaller](#)
Cc: daveolsonmcc@gmail.com
Subject: SMC draft short-term rental ordinance
Date: Monday, July 04, 2016 5:13:09 PM

Regarding: <http://planning.smcgov.org/short-term-rental-ordinance-coastal-zone>

The biggest issue that is still left out:

overflow parking -- we have a short-term rental across the street from us. it sleeps 12!! there is room for 2 cars on the property and 3 more along the county right of way on the property.

sometimes there are 8 or more cars and they often park on the street. this street, in montara, is narrow with no shoulders. if someone parks "on the street" they are actually IN the street, partially blocking the roadway. this is dangerous -- emergency vehicles cannot pass. and, if someone also parks on the road on the other side, there is no way for even a small car to drive between them.

you need to add wording that states -- overflow parking must be on a wide roadway with a shoulder (i.e. room for two cars to pass down the middle, even if cars are parked on both sides) and the property owner must be responsible for maps and directions to renters indicating where that is. also, the local contact person must make sure to visit the property and ensure the rule is being followed.

The 2nd issue missing some information:

who do neighbors contact at the county when there are ongoing problems. for example, the parking issue mentioned above or other ongoing problems not appropriately addressed by the owner or local contact person.

there needs to be some way for neighbors who are negatively impacted by short term renters to file a complaint directly with the county.

thank you,
deb

From: [Deirdre Meola](#)
To: [Elizabeth Dallman](#)
Subject: Draft Short Term Rentals
Date: Thursday, July 28, 2016 1:19:09 PM

I would like to see the number of allowable rental days reduced from 180 to 100. Allowing half of the year for rental use is excessive and puts a burden on neighbors.

Thank you,

Deirdre Meola
151 Medio Ave
Half Moon Bay, CA

From: [glen mitchell](#)
To: [Elizabeth Dallman](#)
Subject: Hi Elizabeth (info regarding vacation rentals on the coast)
Date: Tuesday, July 26, 2016 11:50:39 PM

I am writing to express my opinion that the proposed vacation rental ordinance is overly restrictive and unfair to home owners who choose whom they want to rent to. As each draft gets more restrictive it is clear that the midcoast community council is not representing the coast but their own opinions. Throughout the meetings it seems like things are just thrown into the ordinance because they feel good and with no true statistics or rationality. Parts of ordinances from other counties are used if they fit the council's agenda and other parts are discarded if they do not fit. Items discussed are primarily fear based on what might happen and punishes home owners who have not had issues renting their homes short term. The ordinance picks on a small group of the overall population while neighbors who rent their house out for longer periods face no restrictions. The ordinance as proposed will potentially hurt local businesses as owners are forced to no longer rent homes short term and with limited choices visitors will choose to stay in other coastal towns that do not limit the number of nights short term rentals are allowed. It impacts county revenue from both transient taxes collected, as well as home assessed tax values.

Short term rentals are a business just the same as long term rentals. If restrictions are placed on short term rentals they should also be placed on long term rentals and owner occupied homes. If not then it becomes a clear case of prejudice.

Proponents for vacation rentals have shared who the different types of people are that stay in these rentals. They are people vacationing with families, they are people looking to move into the area and need a place to stay, people coming to visit families, people recovering from surgeries at local hospitals like Stanford, people on short term job assignments, even people that are dying and want to see the ocean one last time. To sum up who these people are is to say that they are us. We do these same things ourselves. Placing nightly limits on homes that have caused no issues is saying that we don't want to be a community that accepts everyone and we don't want to graciously share the beauty we are so lucky to call home.

I believe we have to have rules, but to impose a 90 day or even 180 day limit is extremely unfair and serves only one purpose and that is to shut down the vacation rental businesses of owners who follow the rules. I would encourage you to remove this time period from the initial ordinance. Put restrictions in place to eliminate problem homes and rule violators but don't shut down those who follow the rules and contribute to our community. Let's try to make this work versus stopping it before it starts.

Thanks for your consideration,

Glen Mitchell
Licensed Broker in CA and Hawaii
#01345619
www.brokglen.com
650-260-GLEN (4536)

From: [JBaxter](#)
To: [Elizabeth Dallman](#)
Subject: Short-Term Rental Ordinance
Date: Friday, July 01, 2016 9:49:44 AM

Supervisor Horsley,

This entire short-term rental ordinance is a horrible idea, especially for those of us who live in a prime tourist area on the coast.

I, who live in a townhouse complex (with CC&Rs prohibiting such rentals), cannot imagine how adversely my life would be affected with people who are strangers moving in and out right next to me. And it wouldn't be any better for those living in single-family homes.

We already have problems with not enough parking, and I can just imagine having to deal with noisy parties, trash, and all the rest that comes with such a deplorable program...and for SIX months a year! Unbelievable.

AirBnB is a terrible idea. People's residences are not meant to be hotels.

Stand up and stop this intrusion on our private lives!

Thank you,
June Baxter
Half Moon Bay

From: [Kathy Rain](#)
To: [Elizabeth Dallman](#)
Subject: Short Term Rental Ordinance
Date: Wednesday, July 27, 2016 1:20:24 PM

Hi Elizabeth,

I believe we met at the last meeting in Moss Beach. We have had a legal vacation rental with a permit from the County since 2010. We have been paying quarterly TOT. This legal unit was actually created from our residence as a legal secondary unit and permitted by the County.

After reviewing the newest draft to be discussed this evening, I have several issues that are very specific to us but point out there may need to be exceptions made to any ordinance.

One concern that I don't know how to address was created in 2000. At that time, we built our garage, of course with permit, and would have had to pay PGE to move their pole which does not service us but one neighbor only, \$35,000. If we would have paid PGE \$35,000, they would have moved their utility pole 25 feet East in our side setback instead of in the front setback where it was and is now located with their guide wires on our property. Because of this, we have a one lane entry into our driveway/garage as the pole is in the way for a 2 car driveway entry.

When we created a legal second unit, the County took a field trip to our property to see where we could put off street parking for our second unit. They saw there was no place so they said it could be the driveway. Of course if there is just one car in the driveway it will block ingress and egress to our garage. So when we rent the main house, we ask people to park on our side of the street at the end of the cul de sac. Parking in front of our house doesn't impact traffic or neighbors. As you can see, each situation is different. However, if we are not looked at as a specific case, then we are open to a neighbor, who we do not have a good relationship with, trying to create a problem for us. BTW, this lack of relationship has nothing to do with our house or secondary unit or renters. We have never had any neighbors complain on any renter we have had. Being onsite gives us eyes and ears on our renters/property.

We need to be able to appeal the parking as part of the permit process, especially people like us that have been as legal as we can be for years with our TOT license issued prior to any new ordinance.

Also, in the new draft it states that Granny/legal secondary units shouldn't be used as vacation rentals. We live in the Granny unit and rent out the main house. I believe the ordinance would only apply to renting the Granny unit. However, with 2 units each being legal, this is another point of discussion. I noticed an issue being brought forth would limit only one unit for vacation rental use. Why should the County designate which unit this would be? Owners lives change and so do their needs, which may affect which unit in the home they would want to use for vacation rental.

This is all very disconcerting as we have done all processes in the most legal manors available to us. It doesn't make sense to penalize us for having a legal unit, and paying our TOT, as well as changing our variance exception. BTW, we live onsite except when we are on vacation. We have cameras everywhere around the outside of the house, visible from our smartphones and computers, which we use to monitor guest compliance with our lengthy rules and regulations.

Please use this in the considerations and issues being brought up this evening.

Thank you,

Kathy



Kathy and Michael Rain, REALTORS®
The Rain Team, *25 Years Selling Coastal Lifestyles*
Coldwell Banker Real Estate
CRS, GRI, SRES, Previews

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Michael #01125976 Kathy #01169588

Email: TheRainTeam@Coastal-RealEstate.com

Cell Phone: (650) 888-6903 Kathy
(650)888-6361 Michael
Fax: (866) 396-0207
www.Coastal-RealEstate.com

We have not, nor will we, verify any of the information disclosed or any information contained in any documents that were prepared by other people. We encourage you to satisfy yourself as to any issues disclosed or issues discussed in documents.

p.s. If you know of anybody that is looking to buy or sell a house please send them our way, a referral is the best compliment that we can receive!

From: [Wm-Kirk MOORE](#)
To: [Elizabeth Dallman](#)
Subject: Short Term Rental ordinance for San Mateo Coastsides
Date: Wednesday, July 20, 2016 12:26:13 PM

Elizabeth Dallman
Legislative Aide
San Mateo County
July 20, 2016

RE: Short Term Rental ordinance on Coastsides

Dear Ms Dallman,

My wife and I have lived in El Granada for 37 years. We bought a small cottage in 1979 and purchased a lot to build a larger home in 1985 when we started a family. We love the Coastsides because it's been a beautiful, safe and healthy environment for raising our two sons. Now the boys have moved away, but they often return for family events, holidays, etc. They've told us we "can't sell the house" because it means so much to them; and we don't want to sell it either. But, since I've retired, it's difficult to keep up with the expenses.

AirBnB has been a "win-win-win".

It has saved us financially, helped local businesses and it's been both educational and inspiring. Financially we can now stay here and afford to keep/maintain our home; that alone is priceless to us and our family!

We also believe our AirBnB has benefited the local business community. We've sent guests to local restaurants and shops to dine, buy things and rent bicycles, kayaks, surfboards and horses. From our house they can walk just five blocks to Pillar Point Harbor, which keeps cars off the jammed roads.

However, the biggest "win" is how AirBnB has restored our faith in humanity. Daily headlines have everyone thinking we live a dangerous place, rampant with dishonesty, death and terrorism. But our AirBnB has shown us the world is really full of wonderfully good people and it's been amazing to share experiences and foster global understanding together.

We are encouraged San Mateo County is considering a short term rental ordinance for the Coastsides because, until it's legal, our AirBnB might otherwise be in jeopardy. Laws that allow us (as "live-in" hosts) to use our home in this manner are welcome because the underlying credo or philosophy of AirBnB is to have hosts present and sharing with guests. Yes, "absentee hosts" should be able to rent as well, but we *strongly support language in the draft* that allows nights rented in which the owner is present not to count toward the 180 night limit.

Our neighbors are supportive of our AirBnB because we're careful about who we allow to stay (loud "party people" are not welcome) and we are always here with the guests. There have been no issues with parking or noise.

Thank you for working to legalize a "win-win-win" situation for us, our family and our neighboring businesses.

Sincerely,

Kirk and Brenda Moore
kirkmoore@mac.com
El Granada 94018

Elizabeth Dallman
Legislative Aide
San Mateo County

July 20, 2016

RE: Short Term Rental ordinance on Coastsides

Dear Ms Dallman,

My wife and I have lived in El Granada for 37 years. We bought a small cottage in 1979 and purchased a lot to build a larger home in 1985 when we started a family. We love the Coastsides because it's been a beautiful, safe and healthy environment for raising our two sons.

Now the boys have moved away, but they often return for family events, holidays, etc. They've told us we "can't sell the house" because it means so much to them; and we don't want to sell it either. But, since I've retired, it's difficult to keep up with the expenses. **AirBnB has been a "win-win-win".**

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We are encouraged San Mateo County is considering a short term rental ordinance for the Coastsides because, until it's legal, our AirBnB might otherwise be in jeopardy. Laws that allow us (as "live-in" hosts) to use our home in this manner are welcome because the underlying credo or philosophy of AirBnB is to have hosts present and sharing with guests. Yes, "absentee hosts" should be able to rent as well, but we *strongly support language in the draft* that allows nights rented in which the owner is present not to count toward the 180 night limit.

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Thank you for working to legalize a "win-win-win" situation for us, our family and our neighboring businesses.

Sincerely,

Kirk and Brenda Moore
kirkmoore@mac.com
El Granada 94018

From: [Kris Lannin Liang](#)
To: [Elizabeth Dallman](#)
Cc: [Michael Liang](#); [Melanie Hohnbaum](#)
Subject: Short-term Rentals in San Mateo County
Date: Friday, July 29, 2016 1:59:19 PM

Dear Ms. Dallman,

As the representative for Moss Beach on the Coastsides Design Review Committee, I have witnessed, over the past five years, an increase in existing housing stock being converted to short-term rentals, and buyers and developers building homes with additional units (two in a four block radius this year alone). It's open season here in Moss Beach for these types of properties, and residents are paying the price. Illegal activity in the protected marine reserve, trash, and late night activities have increased; traffic limits in our neighborhood are ignored, dangerous interactions between short-term renters and longtime residents have warranted supervised mediation, and any and all housing that might be available to people who want to LIVE here has disappeared.

On the one hand, we are told the county needs to develop large-scale residential projects to house everyone, and the other, being forced to live in pop-up resort communities that greatly benefit a few, and destroy the neighborhood for those taxpaying residents with longterm goals of maintaining a safe and quiet neighborhood, where children and adults know and respect each other.

At the very least, we believe the following should be included in the short-term rental ordinance:

Limits --

1. Limit nights to 90 per calendar year. 180 is fully half the year and allows rental more frequently than every weekend.
2. Allow no more than one short-term rental unit per legal address. Allowance of multiple units at the same address effectively becomes a hotel.
3. Limit number of tenants to 2 person per bedroom plus two additional persons. There should be no exception for children. Children have as much (or more!) impact on a neighborhood, sewer use, water use, etc. as do adults. If there must be "free" children, make the age be five (5) not twelve (12).
4. Require one vehicle parking spot for every three tenants. Require a written description or drawing of on-site parking including property boundaries.

Process--

1. Establish a process for public complaints that does not amount only to "enforcement by neighbor".
2. Require that written notice of any hearing regarding violations be served upon the owner, complainant and owners of all property owners within 300 feet. This

is similar to notification for other planning and building processes.

3. Require notification of all property owners within 300 feet at the time of short-term rental application.
4. Make all decisions regarding short term rental appealable to the planning commission and board of supervisors as are other planning decision.

Enforcement --

1. Set application fees so as to fully fund the costs of enforcing this ordinance including inspections, complaint processing, review of reports from rental platforms and law enforcement.
2. Require inspections to ensure rental properties meet the performance requirements including those for safety and compliance with all appropriate building regulations.
3. Require that owners and large platforms (VRBO, AirBnB, HomeAway) submit a report detailing nights rented, and revenues received, and TOT paid each quarter. Required reporting parameters will differ between owners and platforms.
4. Apply a black out period of one year for any person found operating a short term rental without a permit.

With regards,
Kris Lannin & Michael Liang
200 California Avenue
Moss Beach

From: [lisa warren](#)
To: [Audrey Patchett](#)
Cc: [Elizabeth Dallman](#); [Mike Schaller](#)
Subject: Re: Comments of DRAFT Short Term Rental Ordinance
Date: Wednesday, June 29, 2016 4:43:14 PM

As a long time San Mateo home owner and neighbor of the aforementioned monstrosity, I echo Audrey Patchett's comments.

It is negligence and a failure of local government to continue to allow and encourage development that erodes coastal resources, harms our communities - we have already seen an increase in neighborhood crime since the short term rentals began - and allows opportunistic profiteers to destroy our property values through unregulated construction and rentals with no repercussions for flouting county zoning laws.

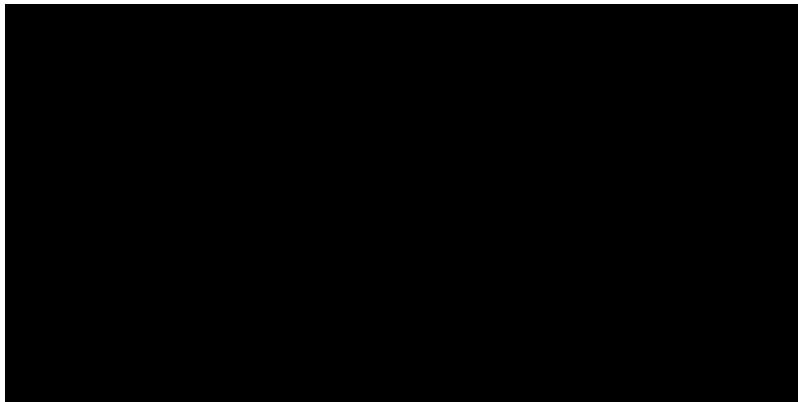
It too ask that you not change the short term rental ordinance in order to protect our neighborhood and community.

Sincerely,

Lisa Warren
415 336 8946
827 Buena Vista St.
Moss Beach, CA 94038

On Wed, Jun 29, 2016 at 3:09 PM, Audrey Patchett <audrey.patchett@yahoo.com> wrote:

I am very upset to learn that the short term rental ordinance is being changed to potentially allow owners to rent their properties as vacation rentals. [Short Term Rental Ordinance - Coastal Zone | Planning and Building](#)



Short Term Rental Ordinance - Coastal Zone | Planning and Building

About the Project In Spring 2015, Supervisor Don Horsley requested that the Planning Department and County Coun...

My neighbor recently built a 2nd story onto her home so that she could

rent out the 2nd unit as a vacation rental. She was allowed to do so by using the zoning loop holes that were passed for encouraging multi-family units.

- She built a 2nd story and was never required to notify her neighbors of her intentions.
- She blocked the ocean view of the house behind her.
- She completely shaded the yard next to her with the monstrosity that she built.
- She eliminated a desperately needed street parking space from a very crowded street by building a 2nd driveway in her yard.
- She exceeded the ratio of square footage for her lot
- She has been allowed to keep her illegal roof top deck
- She has random people arrive to our neighborhood every weekend b/c they rent out her house for a few days at a time. (which I understand is currently illegal)

She took advantage of zoning that was intended to encourage Coast side residents to help those who are in need of a long term rental. She has completely alienated herself from our neighborhood community and I'm so frustrated that the San Mateo County is making changes to ordinances to accommodate her situation that doesn't benefit anyone in the community, it only benefits her and her pocketbook at the expense of her community and her neighborhood.

As a long time homeowner on the coast, **I ask that you not change the short term rental ordinance in order to protect our neighborhood and to prevent other unscrupulous homeowners who are sure to follow suit**, snake around Coastal zoning and building regulations in order to profit from coast side short term vacation rentals.

Sincerely,
Audrey Patchett
[650.455.4956](tel:650.455.4956)
830 Buena Vista St.
Moss Beach, CA 94038

From: [Mary Larenas](#)
To: [Elizabeth Dallman](#)
Cc: [Dan Haggerty](#); [laura stein](#); [Lisa Ketcham](#); [Dave Olson](#); [Erin Deinzer](#); [chrisjohnson_mcc@yahoo.com](#)
Subject: Comments regarding VRBO ordinance
Date: Friday, July 29, 2016 5:19:55 AM

Good morning Ms. Dallman,

Please add my comments to the growing list of comments regarding the proposed changes to the ordinance governing VRBO's on the San Mateo Coast. I live in Moss Beach and unfortunately I live next door to a troublesome VRBO. I also live next to the Fitzgerald Marine Reserve which already has multiple VRBO's in the neighborhood.

These are my comments for consideration:

The County needs to stand by their laws and enforce their ordinances! Keep the current ordinance and enforce it! Vacation Rentals less than 30 days should remain illegal in order to protect the integrity of residential neighborhoods. Those individuals who wish to rent their home or part of their home as a VRBO will still make a hefty sum of money renting for 30+ days per renter. Because it has now become known that short-term vacation rentals of less than 30 days are illegal, many of these have become 30 day or longer and are doing just fine. Unfortunately money is more powerful than neighborhoods. Residential areas are being sold out and where I live, because I live in such a beautiful area, will be a thing of the past. This is a tragedy. Unlimited, unchecked mini-hotels in the form of VRBO's will consume the areas near the beach and tide pools.

So unfortunately I am asking for the following restrictions to be considered.

1. No more than one VRBO unit per property. Properties with multiple dwellings on one property such as a main house and in-law unit or cottage in the back yard should only be allowed to rent one unit as a short term VRBO.
2. Limit the number of nights stay per 12 month period to 90 to prevent unit from being a "hotel."
3. Require parking for all VRBO's to be located on the property at 1 parking space per bedroom. Street parking should not be allowed as this is a business.
4. Limit the number of VRBO's per block to 15% or 1 VRBO to 14 residential.
5. Require VRBO to be registered as a business and obtain business license.
6. Require initial inspection of VRBO to ensure safety of the public renting the unit and to protect the neighbors from individuals renting sub-standard, non-permitted, possibly with health and fire hazards. Vacationers are not going to treat the vacation rental with the same respect for safety as a home owner.
7. Have an Enforcement officer who will ensure VRBO's are acting according to the rules.

Although I hold no hope for restricting VRBO's and only see a loss of my neighborhood and all residential areas on the coast I do thank you Ms. Dallman for your attending to my comments.

Sincerely,

Mary and Ed Larenas
301 Nevada Ave.

Moss Beach, CA 94038.

From: [Stefan Petry](#)
To: [Elizabeth Dallman](#)
Cc: midcoastcommunitycouncil@gmail.com
Subject: New Nightly Limits provision in Short Term Rental Ordinance Draft update
Date: Friday, July 01, 2016 10:17:44 AM

Dear Madam or Sir!

While reviewing the latest draft of the short term rental ordinance I noticed a new provision:

b. Nightly Limits. A short-term rental cannot be rented to short-term tenants for more than 180 nights per calendar year. Nights rented in which the owner is present in the short-term rental do not count toward this limit.

This provision was absent from the March 1 draft. Furthermore, during the public hearing in Pescadero on April 19 such a limitation was characterized by County staff as cumbersome and difficult to enforce. Below are the speakers notes from the PowerPoint presentation titled "Short Term Rental Ordinance - Considerations For Proposed Revisions to Zoning Regulations" (Duration Considerations, slide 7):

Enforcement issues – who is there and when they are there; difficult to enforce/record. Cumbersome recording requirements to know whether a person is renting more than the X number of nights. San Francisco and Portland have an entire subdivision of their planning departments responsible for coordination of this. Not a good use of funds/employees' time.

I own a property in Pescadero that I have been renting out as a vacation home on VRBO.com and I would like to express my concern with the newly added Nightly Limits provision.

- As Jennifer Kraske had noted correctly in her presentation, total nights is actually quite hard to track as rental reservation requests come in randomly some very short-term, others for a year in advance.
- The 180 day limit seems arbitrary and possibly on the low side. With 52 weekends in a year and a typical 3-night stay, weekend rentals alone could account for 156 of those nights. This leaves very few nights for family vacations which may last 6 or 7 nights.
- It tends to favor very short term stays which tend to be the most problematic types of rentals (party houses). From experience I know that guests who are looking for a place to party are not interested in a 3-night rental (which happens to be my minimum stay to discourage such visitors)
- Many vacation rental owners rely on the rental income; this limitation may affect them economically
- No obvious concern or problem is addressed such as noise, parking etc. The draft ordinance already addresses those concerns more directly in other provisions or refers to regulations that are already on the books

Please reconsider the Nightly Limits provision and either remove it entirely or raise it

to a higher limit such as 250 nights.

Thank you and best regards,
Stefan Petry

----- Forwarded message -----

From: **Dave Olson, MCC** <daveolsonmcc@gmail.com>

Date: Wed, Jun 29, 2016 at 1:01 PM

Subject: Short Term Rental Ordinance Draft update, and more MCC meetings

To: Dave Olson <daveolsonmcc@gmail.com>

The county has posted this information to NextDoor. The Midcoast Community Council will be discussing the draft at both of our regular July meetings, on the 13th and 27th

The council would appreciate having a copy of your comments sent to us as well, if you want to share them. Send them to midcoastcommunitycouncil@gmail.com

Please pass this information on to others that you think might be interested.

This is the note that the county sent out. Note the deadline for comments.
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Addressing the Growing Vacation Rental Market on the San Mateo County Coastside
To address the growing issue of short term rentals (i.e. rentals with durations of less than 30 days), which are currently prohibited under existing San Mateo County zoning regulations, San Mateo County has prepared a revised DRAFT Short Term Rental Ordinance for implementation on the unincorporated coast.

Written comments must be submitted no later than July 29, 2016, to edallman@smcgov.org and should not exceed one typed written page. The revised draft ordinance is available online at <http://planning.smcgov.org/short-term-rental-ordinance-coastal-zone>.

Some of the key revisions made to the initial draft ordinance based on comments and input received from coastside residents and other stakeholders include:

- The term "vacation rental" is now replaced with the more inclusive term "short-term rental."
- Section 3.1 (b) Nightly Limits: a short-term rental cannot be rented to short-term tenants for more than 180 night per calendar year. Nights rented in which the owner

is present

in the short-term rental do not count toward this limit.

- Section 4: the San Mateo County Planning Director may impose a grace period of up to six months from the date that this Ordinance takes effect to allow otherwise compliant short-term rentals to come into compliance with the permit requirement of this Ordinance.

Next steps include review of all written comments by staff, a CEQA (California Environmental Quality Act) Review, and then consideration of the ordinance by the Planning Commission, Board of Supervisors, and the Coastal Commission. At the public meetings, there will be additional opportunities for public comment on the Short-term Rental Ordinance.

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Thank you,

Dave Olson
Midcoast Community Council
[650.387.3618](tel:650.387.3618) (cell)
daveolsonmcc@gmail.com
<http://www.midcoastcommunitycouncil.org/>

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Best regards,
Stefan

From: [Susan U Stucky](#)
To: [Elizabeth Dallman](#)
Subject: Legalizing Short Term Rentals within coastal communities
Date: Thursday, July 28, 2016 9:51:17 AM

Hello,

The draft ordinance for Legalizing Short Term Rentals within coastal communities seems fair with respect to time limits and owner responsibilities. I appreciate the effort it took to make this legal. These kinds of short term rental opportunities are important for bringing in a little extra cash for some people and, in the case of the coastal communities, can provide an experience of near wilderness that local people and people from out of the Bay Area can get in few other ways.

One recommendation: it will be important for San Mateo residents participating in the permit process to know how the tax rate is calculated and for how the taxes are used for our benefit.

Regards,
Susan Stucky
La Honda