

Responses to “Do you have any additional comments regarding regulating STRs in Half Moon Bay?”

1. Please model any local program on that of the community of Hana, County of Maui, Hawaii. EACH applicant must go before a local board of residents for approval. Owner or immediate family member must be on site or within 20 minute drive. No absentee landlord situations. Limited to max 30 days per year. Without strict limits, this would erode existing housing stock for long term residents. TOT revenue must be a part of this.
2. STRs should be prohibited in HMB
3. We embrace the STRs and are important part of making sure coastal access is maintained for all. All must comply with the STR license and TOT tax. Hosted and unhosted are fine if the rules are maintained.
4. Many Seniors teachers and families living here supplement their income. This is important to keep local residents living here. It's getting harder if you are not making two income tech money.
5. People need to have the right to make extra money for their families. It is impossible as it is to be able to live in our community.
6. There should be some kind of tax per person per day that goes to the City of Half Moon Bay to support beach cleaning, trash issues, related repairs etc
7. STR are causing a housing shortage in the bay area. out of towners buy up coastside properties in order to make income. So there are fewer houses to rent and buy for locals. They also are not around to deal with issues such as noise, parking, complaints from neighbors. STRS should be for people who LIVE in the house and are gone for short periods of time.
8. My wife and I want neighbors, not short-term renters. One ostensible neighbor in Alsace Lorraine apparently purchased the property to run a full-time STR business; he actively promotes and books up to 14 beds per rental, while residing remotely. His renters in turn invite guests to attend their parties, who park in front of our home, and trample our yard. The overflowing trash bins are on display in front of the property all week before it is collected. By then, trash has blown into our yards and (worse) down the street into the ocean. The current situation is untenable.
9. Parking and noise are a huge issue. Require parking to be provided on property. Young folks often pile into these STR's so limiting the number of people is wise, although hard to enforce.
10. I think with the price of living out here, STRs are almost a must for some people. It will also bring revenue to our retail shops. The people visiting here to stay at an STR should pay a tax if they don't already. Too many limits may make it difficult to get people to rent especially if the visitors have multiple children. There shouldn't be a strict limit on how many stay for this reason. Being a mom myself, that would be difficult if I were going to stay in an STR.

11. We have seen increasing STRs in our neighborhood over the last several years. We have not experienced problems with parking or noise. My main concern is losing important housing stock for residents to supply more. visitor-serving accommodations. The city has fast-tracked in-law units to create more affordable housing, but many are used as STRs. I know some families rely on short-term rentals of onsite units to help cover their mortgage, but it seems like a long-term renter could provide similar income. We also want our neighborhood to be full of neighbors that come to our block party, participate in our carpools, play with or babysit our kids, volunteer at the pumpkin festival, go to our churches, support school fundraisers, etc. We do not want to become a neighborhood of vacation homes and STR, which could very easily happen given our prime location near the beach. This would change the character of our town and the fabric of our community. The City must establish reasonable restrictions to prevent this.
12. If a noisy party happens, there should be some kind of enforcement mechanism other than police, that will respond fairly quickly. Eg, AirBnB has said they will initiate that sort of thing. We should assure that it will happen, And that other rental outfits also have such an enforcement process to handle problem renters.
13. Very, very limited unheated as that seems to be the troublesome spots. All STRs should be permitted.
14. I live next door to a teacher and long-time HMB resident who is also a STR host. My experience as a neighbor has been fine, and I'm sure the supplemental income helps to keep her here in town. I've also enjoyed staying in STRs several times. But I do think we need to be careful about placing and *enforcing* limits. I am much friendlier to the idea of hosted stays than unhosted. And there should definitely be limits to the number of nights per year - we cannot allow STRs to kick out residents. Problems with noise, parties, and litter need to be handled, but I think we already have the relevant laws in place and don't need redundant regulations. If enough noise complaints come in for a particular STR for instance, perhaps that host's license needs to be revoked.
15. I've previously provided a summary of observations about airbnb policies I have reviewed to Joe Butcher and Bob Nisbet; happy to provide that to whoever is administering the survey if they do not have this info
16. I live near a single family home that rents out. At times 20 cars are parked. I cannot park in front of my house. Noisy. This is a family neighborhood, not an event center.!!
17. STRs are a means for those with fixed income and room on their property to continue responsible residential use. The bulk of regulatory limits should be fixed by regulations that stem from communications or complaints that stem from otherwise improper use that may infringe on neighborhood quality of life.
18. We have a housing shortage. Un-hosted STRs remove housing from the rental stock for residents. I strongly prefer that we disallow un-hosted STRs. Build more hotels if we don't have

enough tourist rooms.

19. In general, I think renters generally only care about making money and do not monitor or maintain their homes. It is an area of high abuse and they should not be allowed if the city cannot monitor them properly.
20. #4 should allow multiple options as I have done all 3
21. Other than pre-existing ordinances regarding noise and commercial use of residences, I generally believe that we should default to property owner's rights in this matter.
22. No
23. If the owner is renting through an official program (Airbnb for example) both the owner AND the guests have been identity verified so there is great safety for both sides (there might also be some insurance provided by the organization). This is a great service to travelers who don't want or can't afford hotels , would like privacy and maybe a kitchen, or for single travelers who want a hosted rental so they are not alone in a room somewhere and usually the host spends time with the guest for fun and local orientation. In some cases this is the financial safety net that allows someone to keep living in their property. A few complaints, usually by people who don't have a life, can destroy something that is over all great for the majority.
24. No STRs should be allowed of any kind. Poorly designed survey.
25. STR's are an unnecessary and potentially dangerous addition to the community. HMB has sufficient hotel/motel space to accommodate current/future demand. This space is properly regulated and provides significant tax revenue to the city. STR's could never be regulated in a similarly responsible fashion. If added to the city short term rental inventory, STR's would harm the existing hotel/motel operators and most likely decrease city tax revenues. Finally, STR operators do not have the resources to screen or manage the potentially dangerous behavior of renters. This is an ill advised direction for the city.
26. Would be open to hosted for 20 nights a year.
27. It seems like there is already a shortage of affordable housing on the coast and my main concern with STR's is people using their units like a hotel when they could be used to house people and families that want to live and work here. On the other hand The STR's and the tourism they bring are good for the local economy and help support some of those same families that live here.
28. Best case scenario would be no STR in residential areas. If HMB allows STR in residential areas, restrictions for use/occupancy/parking/noise are imperative.

29. Maybe there can be increasing fines for any violations up to a limit of 5 times and then the owner loses the right to operate an STR. That way any egregious properties will be kept in check or prohibited from renting and while other responsible owners are free to rent their STR without limit. Maybe also limit each owner to one STR and if they want to rent any other property, it must be a LTR.
30. My main concern for STR's is how immediate neighbors might be affected: noise, traffic, disrespect for neighborhood, etc. Also, if there were an abundance of STR's in a neighborhood it could change the community feel. I'm also concerned about the loss of rental housing if too many people were to use their homes for STR's on a regular basis.
31. Ensure a process to quickly revoke permits following reasonable complaints
 - a. Create a reliable effective police response to noise complaints
 - b. Tighten noise ordinance. Suggest 7pm weekdays, 9pm weekends.
 - c. Define hosted STRs as dwellings in which host shares same kitchen as guests (so host does not retreat to secondary dwelling unit).
 - d. Consider a per-neighborhood vote.
32. I think rentals should be allowed. I would agree to restrictions for noise, parking, parties. In other words, owners of property should be allowed to rent their house with as few restrictions as possible. However, I would encourage the local gov to strictly enforce noise, parking, # if occupants etc, with extremely high penalties for violations. If people, owners, want to rent out fine. But if owners allow loud noise, parties, no parking for neighbors, or any other problems for neighbors of rental house, I advocate extreme, expensive, immediate, penalties for violations.
33. All STRs and the occupants should be registered with City Hall, if allowed.
34. Tax STRs higher (+3%?) than motels/hotels so that cost of staying in STR increases. I'd like the hotels/motels in HMB to remain competitive too!
35. My main concern is losing important housing stock for residents to supply more visitor-serving accommodations. The city has fast-tracked in-law units to create more affordable housing, but I don't believe there are any restrictions on them becoming STRs. I know some families rely on short-term rentals of onsite units to help cover their mortgage, but it seems like a long-term local tenant could provide similar income? I also don't have any concerns about families renting their house while they go on vacation to help cover the cost of the trip.

But fundamentally, I want our neighborhood to have full-time neighbors like you that come to our block party, participate in our carpools, play with our kids, volunteer at the pumpkin festival, go to our churches, support school fundraisers, and monitor for teenager parties if we leave the kids home alone :relaxed:. We do not want to become a neighborhood of vacation homes and STRs, which feels like a real risk given our prime location near the beach. This would change the character of our town and the fabric of our community. I'm hoping the City can establish reasonable restrictions to prevent this, while letting homeowners earn some extra income to

cover the high cost of living in our town.

36. I am aware of several single family homes on the Coastside being used as unhosted STRs which cuts into the already depleted housing stock. Allowing more legal STRs will only diminish the housing stock more. As the owner of a Long Term Rental property, we make probably just as much money from that as we would from an STR as we don't pay fees to AirBnB, we don't have cleaning costs, we don't have additional insurance
37. There are very few long-term rentals in HMB. To promote economic diversity and community life, I'd like the city to work with home-owners on getting stable long-term renters. STRs make the housing crisis worse, although I do realize home owners have rights of choice
38. I hope we can share our beautiful community with others who can't live here. Thank you!
39. This seems like a basic property right and the nuisance complaints are better dealt with by regulations targeting that behavior.
40. I can see the benefits and drawbacks of STR's, especially in a tourist area like HMB. From time to time, I have been both a renter and landlord of STR's (in Europe). I learned that the most important factor was in strict screening of potential renters and potential landlords. I got to know my renters very well (by phone or email) before handing over the key to my property. When I explained this to them, they respected it, and they respected my property.
41. Disruptive to the neighborhood.
42. I am all for private property rights! I hope that people can do what they want with their properties. Of course anything illegal (like causing excessive noise) should not be allowed per the laws that we already have in place.
43. already have too many motels & trailer camps...HMB being turned into a ugly commercial city...with disregard to locals, not to mention how the charm being destroyed, in place of our beautiful beaches all we see are motels, trailer camps & traffic, very sad.
44. The City should stop focusing and trying to control residents (who are trying to live here and survive with the rising costs) with endless ordinances. Individual property rights should be honored. What people do in their own homes, if they are not bothering anyone, should be none of the City's business. Problems should be dealt with on a case by case basis. The City should quit focusing on extracting more money from, and controlling, hard working, contributing citizens and instead focus on the issues everyone wants solutions for: the homeless problem, blight, traffic, and affordable housing.
45. STRs have ruined our 2nd home neighborhood in Kauai. Legalizing a limited number created a market for many more.

46. I prefer out-of-town visitors stay in motels or hotels - that's what they are for and I rarely see no vacancy signs. STRs are bad for motel and hotel businesses and unfair to those businesses. If the Chamber of Commerce and City Planners truly support local businesses and want them to stay in
47. Residential zoning does not contemplate commercial turnover/rental activity. I lived through this destroying neighborhoods in SF, and I, along with many, many others will do everything we can to prevent it from happening in HMB.
48. Our HMB neighborhoods are too small for STRs. There is one in my neighborhood right now. I hate the idea of my children walking by this house to go to school and a different set of people are coming, going, parking ect in this dwelling. It doesn't feel right for all of us who generally know each other to have a home with constant coming and going at all hours in our neighborhood.
49. For the safety and comfort for the community, the hosts and the renters this issue should be regulated to cover not only the issues addressed in this survey but also the environmental impact the extra traffic can have on the area. Without the guidance of hotel or inn staff directing visitors to trails and amenities folks are negatively impacting our trails and beaches. Also, the impact on the existing hospitality businesses on the coast should be considered as they contribute to economy of our area with jobs and recommendations for restaurants and activities. Lastly what about hospitality taxation. This should be included in the conversation as well. As with previous surveys from the city I find this one poorly constructed, not well publicized and leading in tone.
50. I assume straight home swaps for vacations are not affected? These should never be limited.
- Everyone wants everything "regulated". That is a bad idea. Excess regulation is the cause of our housing shortage.
 - The only requirements for short term rentals should be: a) payment of the TOT (occupancy tax); and b) required reasonable insurance against adverse impacts of any inconsiderate (or criminal) renters. The City Gets income from this and the insurance protects the community.
 - In case no one points this out: renting out part of ones home may be the only way some can afford the very high costs of housing here. Millionaires are not renting out their homes - it is mostly the middle class and below, for whom rental income is a Godsend. More unneeded regulation is just another hammer blow on those of lesser means living here. This is a great reason "granny units" should be allowed to be STRs also.
51. We believe STRs are a great additional source of income for the families and for the city, allowing HMB to showcase its charm. We currently provide unhosted STRs while we are away for 6 months of the year and have a great experience
52. I like the idea of only HOSTED STRs as it better controls possible negative results by subjecting the property owner to the same thing as their neighbors while at the same time allowing for

those who find they want/need to rent out some space to afford their home (or provide a service to their neighbors for visitors). If someone isn't living at the property they rent out then they are running a mini-hotel and should be subject to 100% of the zoning and other requirements that hotels are required to meet. I wouldn't want a hotel next to my small street neighborhood home so why should a home be allowed to be treated as such? If someone is traveling for an extended period and want to rent out their home, then do it with a traditional rental agreement/lease. I have just one word regarding Unhosted STRS: Orinda.

53. Special Events, outdoor use and Party restrictions is very important. I also strongly urge a requirement for the Owner of the property to be present when a room or part of the house is being used for STR.
54. Hello, We are currently shopping for a home in HMB. We spend our summers back east with family. We would like to be able to rent for the summer months. We would only be interested in responsible people who wish to rent for the entire summer or at least 30 days at a time. Our property in Rhode Island is usually rented to military/ college kids during the year. It is the neighborhood where my wife grew up and we are sensitive to the needs of the neighbors. No party houses!
55. I do not think they should be allowed
56. Do not want this to start on the coast at all!
57. STRs are a great way for homeowners to stay in their home and afford their mortgage without having to move. Long term renters can be a burden when they don't comply to the landlords requests and then stay until they need to be physically removed by the sheriff. STRs won't be so taxing on the owner as their length of stay is finite.
58. How is the city going to monitor any problems that arise? Need a mechanism.
59. seems like these deliberations and discussions should include ADUs; not clear why they are categorically excluded as STR if operating under similar restrictions/limits
60. How will you enforce regulations? Should be a hefty fine to discourage breaking regulations.
61. There are already too many issues with too many people living in single family residences in the neighborhoods. Aren't there already limits on the amount of people who stay in residence based on the number of toilets? HAVE YOU NOT SEEN THE RECENT PUBLICIZED ISSUES THAT HAVE BEEN REPORTED? The "guest" have NO RESPECT for our neighborhoods, city, public spaces and beaches
62. Learn from issues faced in other communities.

63. If these rentals are allowed, they need to be heavily regulated. I have no objection to long term rentals or leases. I have observed that large homes are built specifically to be used as short term rentals. There is one right now on Jenna...does the owner have to contribute taxes to the city like hotels d. It should be required.
64. I recognize the value in attracting the tourists and visitors that would use STRs but am concerned that properties will be purchased / converted for STR use and raise the overall cost of home ownership on the Coastside. I don't know the right answers yet, so hope there will be a thoughtful open process that will inform the whole community and bring about a positive consensus.
65. I recognize that this ordinance must be reviewed and approved by the Coastal Commission and they have never allowed a full-ban of STR properties. I still would like the city to state to the commission that the community wants a full-ban, but will recede to a more restricted allowance of up to 30 days per year, 2 night minimum stay. If the property is deemed the full-time residence of the owner than the city should restrict to a 2 room rental per night, up to a max of 4 people per night. The assumption is that the owner is still living in the house and thus the entire house should not be allowed to be rented.
66. I think it would be reassuring for the issued business license to indicate that the short term rental has been approved by the City. Require this to be posted at the STR. This would provide the renter with some reassurance that the STR is legitimate. I have seen this in other Cities where I have stayed in a STR.
67. A house on my block is STR, I don't know if it's vrbo or airbnb. Some guests are loud at night, especially in the hot tub which bothers the home owners next door. I don't mind families renting and enjoying the beach, but 6-10 adults at once makes it noisy. Guests more than twice month is too much.
68. Bad news, make it easier for folks to rent long term (for local folks who work here and can't afford high rents.) I don't feel the city can manage STR 's unless you hire a person to manage under the City Manager and charge the SRT's the total cost of managing them. They make a lot of money renting SRT's and the tax payers shouldn't have to pick up the cost to manage them and unless the city manages with full time staffing it will be a nightmare for the residents.
69. Short term rentals work when the renters are considerate of the neighbors. Limit the number of renters to avoid overcrowding, over parking on the street. No party houses. This should be a one strike and you are out type of rule.
70. I would rather see STR than more hotels.
71. I am mostly concerned about STR's because of our housing crisis. People working in this community who we NEED in our community, such as teachers, artists, merchants, cannot afford to live here because most of the long term rentals are being used as STR's. If we can't afford to

keep good teachers here, then what will our schools look like?!?

72. I DO NOT support STR. It is dangerous for neighbors as renters are complete strangers and have no reason to be responsible for any bad behavior or destruction. People behave badly when there is a sense of anonymity. Also with limited parking in most neighborhoods, that increases disagreements for both renters, owners and neighbor's. Safety issues are the most important reason to not allow STRs. Most neighborhoods work very hard to watch over each other and be aware of strangers walking around or unfamiliar cars driving through to keep a safe environment. (Neighborhood Watch) With STRs that would be impossible. Recently there was a murder during a party at a STR. The "regulation" said no parties, that didn't stop the renter from doing it anyway. People don't care about property they do not own and unfortunately it affects those that live nearby in many ways.
73. Just say NO please before we vote you out of office
74. I believe you should be able to rent your property. I would prefer long term versus short term. In today's economic environment housing is a problem.
75. I would be concerned that STR adoption, even though initially restrictive, would open the door to further expansion later on.
76. I support limiting number of cars per property based on number of bedrooms. Not necessary that the parking be on the property. I'm generally in support of STRs and people being able to use their property as they see fit, as long as they take measures to fit with the neighborhood and there is a local contact to handle any issues.
77. Under-age drinking is a huge problem, so I believe the Sheriff should have a list of currently-rented STRs and if under-age drinking is going on, the homeowner/landlord should be exposed to legal responsibility.
78. I am for STRs completely with rules imposed by homeowner and hosts. I do not agree the city should have any authority over this matter. In my experience, and I am thoroughly experienced in STRs, hosts are extremely accountable, responsible and respectful of their neighbors. The platforms for STRs are community driven and impose standards of practice and enforce this accountability and respect for hosts and guests. This is done by recommendation and rating, including fines or restrictions if standards are not met. The city, county, whatever other entity that wants to impose their own rules on what it is residents do with their homes is outrageous. In addition, the long term renter ever changing laws are now making it very hard for homeowners and landlords to be protected. It is becoming harder and harder for homeowners and to cover their costs, don't let this opportunity be another fail and hardship to the people, because corporations and government agencies want control and money.
79. Why do you find it necessary to over regulate all parts of our lives? Can't you just leave us alone. Seems everything you get involved in gets messed up. Like rent control!

80. I am in favor of allowing STR's in HMB.
81. The occupancy tax system in Hmb is very convenient.
82. The number of units available on Airbnb is unacceptably high when there are so few places for rental units available for people that want to live and work in hmb. I have no issue with someone renting out additional rooms in their house to help pay their mortgage, or seniors that add an ADU to their property, or people that rent their home while they are away (30 days or less). Buying home for the sole purpose of Airbnb-ing them is what really hurts a community.
83. I am opposed to STR's in HMB...of any kind.
84. STRs are a blight on neighborhoods. They are especially a problem in communities that are seen as destinations.
85. STR's provide affordable visitor lodging, we want a variety of people from all walks of life to be able to enjoy the coast. STR's provide homeowners a way to supplement their income, especially older people who need a supplemental income as rising homeowner taxes keep going up, or young people who are faced with such high taxes that even if they grew up here cannot afford to buy a house. I'm not sure inspections should be required as airbnb and such have customers rating their stays and if something is amiss they get a bad review and need to upgrade themselves if they want to stay in business. People all over the world are renting out their homes as STR's, yes there is the occasional problem but having a contact maybe 30 min. away (since we are a small community)is a good idea to resolve issues and it could also provide jobs to locals to "watch over" STR's, a co host so to speak.
86. Flat restrictions on SRTRs interfere with property rights. SRTRs are totally appropriate for HMB and do not interfere with the character of our neighborhoods as long as there are limits to parking, noise, number of people allowed per room and restrictions on parties. Incentives to attract quiet and respectful visitors to our town only help to bring business to our HMB vendors and boost the economy of our wonderful town
87. It is not clear what is the problem that these regulations try to address. There are STRs that can enhance the value of the community and attract visitors who generate tax revenue. Specifically high quality single family STR ca have a very positive effect: additional revenue for the city in taxes, visitors with discretionary income that will generate business. Restrictions on the number of occupants and outdoor noise, parties/special events and parking requirements will make sure that these STRs enhance the community.
88. I SEE NO REASON TO REGULATE STRs. As a rule they usually are the best maintained and looking residences in the neighborhood and the hosts do not impose on the neighborhood in general. This is the coast, not San Francisco where people are crowded in cheek-to-jowel and regulations might be necessary!