

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
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F11a

LCP-2-HMB-21-0078-2 (Short Term Rentals and Home Occupations)
May 13, 2022

CORRESPONDENCE

From: [Marianna Stark](#)
To: [Rexing, Stephanie@Coastal](mailto:Rexing.Stephanie@Coastal); [KoppmanNorton, Julia@Coastal](mailto:KoppmanNorton.Julia@Coastal)
Cc: [Joe Butcher](#)
Date: Thursday, December 16, 2021 8:41:33 AM

Dear Ms. KoppmanNorton and Ms. Rexing,

Please find below my feedback on current STR restrictions in Half Moon Bay's commercial downtown district. Are you the appropriate people to share this with? Please let me know if I should direct this to a different member of your team.

Dear California Coastal Commission,

I am writing to ask the Coastal Commission to exempt STRs in the commercial downtown district of Half Moon Bay from any cap on the number of rental nights allowed annually.

I am the owner of 727 Main Street in Half Moon Bay, a 2,400 sq ft mixed-use building in the Commercial Downtown district. After remodeling, the building will be comprised of two 2-bedroom apartments and one retail space which will house a visitor-serving fine art gallery run by me, a sole-proprietor.

As the HMB STR ordinance is currently drafted, I am allowed one non-owner occupied STR in my two-residence building, however it is subject to the same 60-day annual rental nights maximum imposed on STRs in residential neighborhoods.

The ordinance should not be biased against operators of this new form of lodging in the appropriate commercial district. The STR business model is an evolution of the lodging industry, offering amenities and experiences not served by hotels/motels/bed & breakfasts. STR lodging is very popular with the general public and often preferable to traditional lodging. Maximum number of nights should not be curtailed in the appropriate commercial district.

The innate advantage to HMB of STRs in the downtown commercial district is that many businesses that rely on tourism are walkable. My building has an 82 Walk Score, and many more destinations can be reached by bike.

In my non-owner occupied unit, I would like to offer 7-30 day rentals, for up to 365 days per year, which will allow all local businesses to benefit from my guests: groceries, farmers markets, restaurants, retailers, community theater, etc., and give my guests more time to enjoy all the beauty and recreation the San Mateo Coast has to offer.

STRs where the renter has more space including a full kitchen, and often outdoor space, is preferable for families with kids and pets, and the gear that comes with kids and pets. STRs offer families more space and value than hotels/motels/bed & breakfasts, making longer stays more affordable when the family can choose to cook in the STR occasionally.

Mine is not a residential block. On Main Street in HMB we have hotels, motels, one Bed & Breakfast, with a second Bed & Breakfast one block off Main Street. A new large hotel is being planned for the south end of Main Street. I am on a block with doctor offices, an outdoor bar/restaurant, a bank, swim school, plant nursery, the Water District office, the IDES Portuguese men's social club, and various offices for small business.

The maximum occupancy of my two-bedroom STR is 4 guests, which will not lead to becoming a "party house," a valid concern in residential neighborhoods. I will ensure this is the case.

I respectfully ask the Commission to consider amending the Half Moon Bay STR ordinance to not impose any biased restrictions on the number of nights allowed for STR reservations in the commercial downtown district.

Thank you for your consideration,

Marianna Stark

Owner
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