

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
455 MARKET STREET, SUITE 300
SAN FRANCISCO, CA 94105
PHONE: (415) 904-5260
WEB: WWW.COASTAL.CA.GOV



W13b

LCP-2-PAC-25-0079-2 (City of Pacifica Short-Term Rentals)

August 12, 2026

EXPARTE

EX PARTE COMMUNICATION DISCLOSURE FORM

Filed by Commissioner: Commissioner Lopez

1) Name or description of project: W15a

2) Date and time of receipt of communication: 1/17/26 at 9:30am

3) Location of communication: 2600 Francisco Blvd, Pacifica, Ca 94044

(If not in person, include the means of communication, e.g., telephone, e-mail, etc.)

4) Identity of person(s) initiating communication: Michael O'Neill

5) Identity of person(s) on whose behalf communication was made: _____

Pacifica Democrats

6) Identity of persons(s) receiving communication: Commissioner Lopez, Priscilla Ramos,

Karina Pelayo

7) Identity of all person(s) present during the communication: Michael O'Neill, Bryan Reinero,

Cindy Abbott, Sue

Complete, comprehensive description of communication content (attach complete set of any text or graphic material presented):

-Commissioner Lopez met with a group called Pacifica Democrats

-Mr. Reinero, Ms. Abbott, and Sue stated their concerns regarding short term rentals

-Mr. Reinero advocated for the adoption of Pacifica's new STR Ordinance in the coastal zone, and is a founding

member of Pacifica Homes are Not Hotels

-Statements made: it is hard to track TOT and receive an accurate number, some local STR's in their community are highly used, and there needs to be a balance

1-29-26

Date


Signature of Commissioner

TIMING FOR FILING OF DISCLOSURE FORM: File this form with the Executive Director within seven (7) days of the ex parte communication, if the communication occurred seven or more days in advance of the Commission hearing on the item that was the subject of the communication. If the communication occurred within seven (7) days of the hearing, provide the information orally on the record of the proceeding and provide the Executive Director with a copy of any written material that was part of the communication. This form may be filed with the Executive Director in addition to the oral disclosure.

EX PARTE COMMUNICATION DISCLOSURE FORM

Filed by Commissioner: Commissioner Lopez

1) Name or description of project: W15a

2) Date and time of receipt of communication: 02/02/26 at 1:30pm

3) Location of communication: Zoom

(If not in person, include the means of communication, e.g., telephone, e-mail, etc.)

4) Identity of person(s) initiating communication: Ann Blemker

5) Identity of person(s) on whose behalf communication was made: Airbnb

6) Identity of persons(s) receiving communication: Karina Pelayo, Commissioner Lopez

7) Identity of all person(s) present during the communication: Jose Alvarado,

Ann Blemker, Ben Lee, Susan McCabe

Complete, comprehensive description of communication content (attach complete set of any text or graphic material presented):

-Concerns over how LCP amendments are being treated

-Recent Monterey County Board of Supervisors Meeting discussed where board is looking to ban str's in all residential areas

- There is an amendment that requires a mandatory three-night stay, which may limit affordability for families on a budget on this str agenda item

- Question discussed: How do we continue to provide access to the coast?

02-02-26

Date


Signature of Commissioner

TIMING FOR FILING OF DISCLOSURE FORM: File this form with the Executive Director within seven (7) days of the ex parte communication, if the communication occurred seven or more days in advance of the Commission hearing on the item that was the subject of the communication. If the communication occurred within seven (7) days of the hearing, provide the information orally on the record of the proceeding and provide the Executive Director with a copy of any written material that was part of the communication. This form may be filed with the Executive Director in addition to the oral disclosure.

EX PARTE COMMUNICATION DISCLOSURE FORM

Filed by Commissioner: Commissioner Lopez

1) Name or description of project: W15a

2) Date and time of receipt of communication: 2/4/26 at 8:15am

3) Location of communication: 240 Capistrano Rd, Half Moon Bay, CA 94019

(If not in person, include the means of communication, e.g., telephone, e-mail, etc.)

4) Identity of person(s) initiating communication: Pacifica Mayor Christine Boles

5) Identity of person(s) on whose behalf communication was made: _____

6) Identity of persons(s) receiving communication: Commissioner Lopez, Priscilla Ramos

7) Identity of all person(s) present during the communication: Commissioner Lopez,
Mayor Christine Boles

Complete, comprehensive description of communication content (attach complete set of any text or graphic material presented):

Discussed sea level rise, support for City of Pacifica's STR ordinance, a desire to think strategically
about economic development in addressing retreat and coastal erosion, as well as transportation
needs for access.

02/05/26

Date


Signature of Commissioner

TIMING FOR FILING OF DISCLOSURE FORM: File this form with the Executive Director within seven (7) days of the ex parte communication, if the communication occurred seven or more days in advance of the Commission hearing on the item that was the subject of the communication. If the communication occurred within seven (7) days of the hearing, provide the information orally on the record of the proceeding and provide the Executive Director with a copy of any written material that was part of the communication. This form may be filed with the Executive Director in addition to the oral disclosure.

EX PARTE COMMUNICATION DISCLOSURE FORM

Filed by Commissioner: Vivian Moreno

1) Name, or description of project: Short-term rentals on Pacifica neighborhoods
(If this project is currently on the agenda, please add the agenda item number)

2) Date and time of receipt of communication: 1/28/2026

3) Location of communication: Email
(If not in person, include the means of communication, e.g., telephone, e-mail, etc.)

4) Identity of person(s) initiating communication: Bryan Reinero

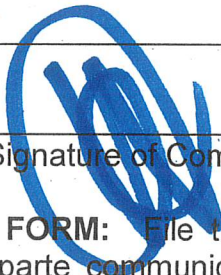
5) Identity of person(s) on whose behalf communication was made: Pacifica Homes Are Not Hotels

6) Identity of persons(s) receiving communication: Vivian Moreno

7) Identity of all person(s) present during the communication: N/A

Complete, comprehensive description of communication content (attach complete set of any text or graphic material presented):

2-2-2026
Date


Signature of Commissioner

TIMING FOR FILING OF DISCLOSURE FORM: File this form with the Executive Director within seven (7) days of the ex parte communication, if the communication occurred seven or more days in advance of the Commission hearing on the item that was the subject of the communication. If the communication occurred within seven (7) days of the hearing, provide the information orally on the record of the proceeding and provide the Executive Director with a copy of any written material that was part of the communication. This form may be filed with the Executive Director in addition to the oral disclosure.



Outlook

Ex Parte Request: Pacifica Homes are Not Hotels

From Bryan Reiner <breinero@gmail.com>
Date Wed 1/28/2026 9:29 AM
To Vivian Moreno <Vivian.Moreno@coastal.ca.gov>

You don't often get email from breinero@gmail.com. [Learn why this is important](#)

Dear Commissioner Moreno,

On behalf of Pacifica Homes Are Not Hotels, we respectfully submit this ex parte request for a meeting with you to discuss issues related to the preservation of coastal housing for local residents and the impacts of short-term rentals on Pacifica neighborhoods.

Our community group is concerned about the loss of long-term housing, neighborhood stability, and coastal access equity resulting from the conversion of residential homes into de facto hotels. We believe these issues intersect directly with the Coastal Act's goals of protecting coastal resources, supporting local communities, and ensuring fair access to the coast.

We would welcome the opportunity to share local perspectives, data, and community experiences, and to better understand the Commission's considerations on these matters. We are happy to meet at your convenience, either virtually or in person, and will of course comply with all applicable ex parte disclosure requirements.

We can meet at any time that is convenient for you this or next week, leading to the February 4th meeting of the Commission.

Thank you for your time and public service. We appreciate your consideration and look forward to the possibility of speaking with you.

Respectfully,

Bryan Reiner

Founding Member, Pacifica Homes Are Not Hotels

President, Pedro Point Community Association

Candidate for Pacifica City Council (District 5)

415-595-8693

breinero@gmail.com

EX PARTE COMMUNICATION DISCLOSURE FORM

Filed by Commissioner: Commissioner Vivian Moreno

1) Name, or description of project: City of Pacifica LCP Amendment No. LCP-2-PAC-25-0079-2 (Short Term Rentals) (Thursday, 3/12 13B) (If this project is currently on the agenda, please add the agenda item number)

2) Date and time of receipt of communication: 2/17/2026

3) Location of communication: Email
(If not in person, include the means of communication, e.g., telephone, e-mail, etc.)

4) Identity of person(s) initiating communication: Bryan Reinero

5) Identity of person(s) on whose behalf communication was made: _____

6) Identity of persons(s) receiving communication: Vivian Moreno

7) Identity of all person(s) present during the communication: Vivian Moreno

Complete, comprehensive description of communication content (attach complete set of any text or graphic material presented): _____

Email communication requesting an ex-parte meeting to discuss issues related to the preservation of coastal housing for residents and impact of short-term rentals on Pacifica neighborhood.

2/23/2026
Date


Signature of Commissioner

TIMING FOR FILING OF DISCLOSURE FORM: File this form with the Executive Director within seven (7) days of the ex parte communication, if the communication occurred seven or more days in advance of the Commission hearing on the item that was the subject of the communication. If the communication occurred within seven (7) days of the hearing, provide the information orally on the record of the proceeding and provide the Executive Director with a copy of any written material that was part of the communication. This form may be filed with the Executive Director in addition to the oral disclosure.