

Midcoast Community Council

An elected Municipal Advisory Council to the San Mateo County Board of Supervisors

P.O. Box 248, Moss Beach, CA 94038 www.MidcoastCommunityCouncil.org

Dave Olson . Chris Johnson . Lisa Ketcham . Dan Haggerty . Erin Deinzer . Laura Stein . vacancy

Approved Minutes: Meeting on July 8, 2015, at GCSD

Call to Order. 7:00 PM

Councilmembers present: Dave Olson, Lisa Ketcham, Dan Haggerty, Erin Deinzer (arrived 7:30), Laura Stein. Councilmembers absent: Chris Johnson.

Government: Legislative Aide Nicholas Calderón, CHP Captain Mike Maskarich
15 members of the public

1. Board of Supervisors' Report and Reports from other Government Officials

Nicholas Calderón:

Seton Hospital Coastsides: Still no news on the hospital sale, but Supervisor Horsley is committed to work with whatever entity is necessary to make sure that Midcoast services are maintained.

Bus Shelters: Samtrans is in the process of doing an infrastructure study on Midcoast bus stops including what would be necessary to build shelters which must be ADA compliant. When the study is complete at end July, then we can discuss. The report will be added into Connect the Coastsides.

Parallel Trail: Planning is about to start on the first segment, from Mirada to Coronado. First step is to select preferred alignment (east or west side of highway) taking into consideration environmental constraints such as sensitive habitat. A letter from MCC is requested identifying what alignment the community prefers before we start this process.

7th St fence removal and new fence encroachment in ROW at coastal street end: April 28 Board of Supervisors appeal hearing was continued and has not yet been rescheduled. Supervisor Horsley remains committed to opening up the ROW to public access and views, using Lisa's 4/26 model of reducing the encroaching area of the new fence. No time line yet, but the fence will come down.

LED Streetlight conversion: Mind-mixer feedback was greater than any previous survey. Amber light had most support. County wants to start installation by end summer, depending on PG&E capacity. Shields could be added afterwards, upon individual request. Laura: How would people know that shields are an option? Nicholas: We can do public outreach (MCC, Nextdoor, newspaper) on how to request light shield. DPW makes each shield individually. Lisa: We need a process to have streetlights removed. It would be more cost effective before new LED lights are installed to delete unwanted locations that have been burned out for many years without complaint, such as at coastal dead end of Beach or 7th St. Nicholas: The County is not interested in developing such a policy right now because it will be controversial and difficult to manage.

Dave: MCC should write a letter asking for a policy which could be modeled on existing process to petition for adding a streetlight.

Princeton long-term street parking: Lisa asked if Princeton Code Enforcement Task Force had met since our May 13 discussion of long-term on-street parking and noted no effort to enforce 72-hr parking limit. Nicholas: No -- meeting coming up in July. Sheriff has been marking tires but vehicles are then moved -- suggested MCC write letter to Lt. Munsey explaining the issue. Dave said he would first set up a meeting for one or two councilmembers with Lt. Munsey in Princeton.

Leonard Woren, **GCSD:** At July 23 special meeting Pat Tierney will present proposed process for appointing citizen advisory committee for Parks & Rec.

Lisa:

New El Granada fire station: The County will hold a Pre-Application Workshop on the new El Granada fire station on Thurs, July 16, 7pm at El Granada Elementary School. More info, links, and contacts to send comments at MidcoastCommunityCouncil.org.

Java with Jerry: CA State Senator Jerry Hill invites you to join him for coffee and conversation (Java with Jerry) Tuesday, July 21, from 8 to 9 AM at Caffè Mezza Luna at Harbor Village in Princeton. Bring your ideas, questions, and concerns about legislative issues affecting the community.

Hwy 1 Crossing Designs: July 10 is last day for online survey votes and comments on the design alternatives for Midcoast crossings, raised medians, & left turn lanes. Check MidcoastCommunityCouncil.org for everything you need to study the design alternatives and link to the survey.

MCC vacancy: check MCC website for how to apply

CHP Captain Mike Maskarich: Has been working with Chair Olson on traffic issues, and providing accident data. Will stay for agenda item.

2. Public Comment

Curtis Grisham, Moss Beach: Applied for MCC vacancy. Rocket Farms greenhouses create excessive light pollution. Property is within HMB - couldn't get records at City Hall.

Deborah Lardie, Montara: LED streetlight survey had numerous comments on glare, need for diffusing cover, shields for adjoining properties.

Leonard Woren, El Granada: Prefers to do without streetlights. County should get diffusers & shields for LED lights.

Dan Haggerty, El Granada: Highway crossings virtual workshop has a closed feeling - comments are anonymous and invisible. Would like more info on effects of raised medians. Will there be separate space for the Parallel Trail in Moss Beach?

3. Consent Agenda: Minutes for June 10, 2015, approved 4-0-1 (Dave abstained).

4. Regular Agenda

a. (7:40) **Short-Term Rental Ordinance** – (Olson). Considerations for an ordinance for residential districts regulating short-term rentals (less than 30 days) in the unincorporated San Mateo County Coastal Zone.

Dave: Got involved when community members raised the issue over a year ago in regard to impacts on residential neighborhoods, particularly where there are clusters of short-term rentals. Currently there is no legal provision for short-term rentals in residential district, except with a Use Permit. Review of VRBO, AirB&B, and Craigslist showed over 60 Midcoast short-term rentals. Only a few have Use Permits and pay TOT. Gave a quick review of County Counsel's presentation at 5/27/15 Planning Commission Study Session.

Nicholas: To better understand the issue Supervisor Horsley met with Air B&B, SF Supervisor David Campos, and looked at policies for comparable coastal communities in San Luis Obispo, and Santa Cruz County, where visitor-serving use is a Coastal Act priority. If a policy is extremely restrictive, people will ignore it and it will be impossible to enforce. Want to mitigate impacts on residential neighborhoods – parking, traffic, noise. Timeline is for County presentation to MCC and PMAC in August, then modify it with community feedback, and come back for public workshop. The proposed ordinance would require permits and payment of TOT. As Coastal zone policy (not county-wide), TOT revenue would be pumped back into community park/rec projects.

Dan: Have complaints been compiled/analyzed? Thinks ordinance compliance may increase over time. Nicholas: Complaints mainly deal with noise, parking, and traffic. With policy and enforcement teeth, Sheriff and/or Code Enforcement can take action.

Erin: Ordinance goes against the spirit of the sharing economy. Uses and enjoys AirB&B, but understands both sides of the issue. Define Visitor Serving. Nicholas: Protection of coastal access/ visitor-serving use is the heart of the Coastal Act.

Lisa: We have CCR zoning for visitor-serving use but that is not allowed in residential district. Doesn't understand how there is no recourse when residential neighborhood is disturbed by this illegal use, but the proposed ordinance legalizing it would provide that recourse. Nicholas: Actually the zoning is silent on short-term rentals. Dave: County Code Enforcement is long and drawn out – they are not set up to handle this – process itself causes neighborhood squabbles. Hope is that ordinance will set up process that is reasonable to follow that can address the neighborhood disturbances.

Mary Larenas, Moss Beach: Experiencing neighborhood nightmare with 6 individual rental units close by. Clients are in vacation mode - disrupt the neighborhood. Need strong regulations, inspections.

Bill Kehoe, Moss Beach: Opposed to short-term rentals in residential neighborhoods due to noise, parking, loss of neighborhood cohesion, reduced rental housing for permanent residents, inability of County to enforce regulations. Issues to be addressed: health/safety code compliance, notification of neighbors, noise/nuisance, off-street parking, local contact person, density/intensity of use.

Deborah Lardie, Montara: Uses Air B&B worldwide - good experience. Not sure this ordinance will solve problems - may be premature.

Curt Grisham, Moss Beach: Our situation is indeed analogous to SF - potential long-term renters can't find rentals. Where will local service industry workers live? Lack of regulation gives unfair competition with legitimate visitor-serving businesses.

Kris Liang, Moss Beach: Neighborhood near Marine Reserve is littered with VRBOs. Need rules in place. User fees should go for enforcement, not parks.

Leonard Woren, El Granada: County code enforcement is complaint driven. Can't regulate by banning. Regs need tight limits on number of days/year. Hold owner responsible for behavior of renters via fines. County code allows 2nd units only on parcels 7,000 sf or greater, but County does not enforce.

b. (8:43) Traffic concerns on Midcoast neighborhood streets (Olson)

Dave: Traffic safety complaints have been discussed on 'Nextdoor' social network, mostly in Montara. County speed surveys over last few years show traffic mostly at 25mph or less. Main St has significant number at 35-40 mph. Another traffic study is scheduled for 7th near LeConte when school starts. There have been requests for and against speed bumps, stop signs, rumble bumps. DPW process for installing stop signs includes sufficient volume of traffic and accident data, which are not met, though we know accidents are under-reported. DPW will take requests to prune vegetation for line of sight. CHP has traffic enforcement authority on county roads in the Midcoast.

Dan: Reports 40mph is common on Madrid in El Granada. Smooth roads encourage faster driving. Likes movable radar signs showing speed limit and actual speed.

Gregg Dieguez, Montara: Speed data needs to be collected on the steep part of 7th – betting 40mph. Accidents are under-reported. Wrote letter -- prepared to start petition.

Vic Abadie, Montara: Traffic is fast and heavy on 7th -- 300 block (steepest section) is core of problem. Asking for stop signs at 7th/Farallone and 7th/East.

Tom Judge, Montara: 7th St speed detector was placed right where vehicles slow for the post office. Wants stop sign at Farallone & 7th.

Kris Liang, Moss Beach: Corner of Lake and California is dangerous area due to heavy Marine Reserve traffic and parking, Coastal Trail and school groups, buses, bikes, even motorhomes. Streets are gridlocked with parking on both sides – would like one-side-only parking on California.

Erin Deinzer: Lives on 7th St in Montara. Speed bumps are controversial.

Leonard Woren, El Granada: Speed bumps make you drive much slower than 25. Speed humps are OK. Stop signs are known to increase speeds between signs. Planters in intersections were used successfully to calm traffic in Menlo Park.

CHP Capt Mike Maskarich: Your voices have been heard -- takes full responsibility -- will act on this: true and accurate assessment, enhanced CHP presence, radar trailer, collaboration with Sheriff/DPW. County DPW is very responsive once they understand the issue. There are lots of tools for traffic calming -- want to use the correct one. There is standard format for installation of speed bumps. CHP does not make money off citations. Over last 5 years there were 137 Midcoast crashes -- 37 injuries, none fatal -- 15% attributed to speed.

5. (9:40) Council Activity -- Correspondence received & meetings attended

Beach St. Streetlight: Dave reported as a result of 1/12/15 MCC letter and several reminders, DPW will turn off controversial streetlight at coastal end of Beach St, Moss Beach. If there are no complaints, they will leave it off. If there are complaints they will turn it back on and go through a process to get consensus from affected neighbors on final disposition.

6. Future Agendas:

July 22: (no Chris/Erin) Parallel Trail alignment letter (Lisa); LED streetlights (Dan)

Aug 12:

Aug 26 (tentative) Short-Term Rental Ordinance presentation

Adjourn -- 9:56 PM