

# 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

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

## Approved Minutes: Meeting on February 10, 2016, at GCSD

**Call to Order.** 7:00 PM

Councilmembers present: Chris Johnson, Lisa Ketcham (arrive 7:20), Dan Haggerty, Erin Deinzer (arrive 7:40), Dave Olson, Laura Stein (arrive 8:10), Claire Toutant  
~45 members of the public

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

Ellie Dallman, Supervisor Horsley's Aide:

**Mirada Road Erosion Emergency:** County and HMB worked together to respond quickly. The short-term emergency solution consisted of adding riprap. A long-term solution is being developed.

**7th Street Fence:** The white fence at the west end of the street was removed Jan 27 and bollards installed.

**Lighthouse/16th Street Hwy 1 Crossing:** Application for Transportation Authority funding was not approved. The County will seek other funding opportunities.

**Short-Term Rental Ordinance:** County Counsel is finalizing a draft ordinance. Two additional public hearings will be held in March (Midcoast and South coast) to review the draft ordinance and gather community feedback. Supervisor Horsley hopes MCC will co-sponsor the Midcoast meeting.

**Surfers' Beach Erosion Protection:** The highway protection portion of the project was complete before the current El Niño could impact use of the road. Weather is driving the completion date for the trail and staircase, which should be completed by summer.

**Pedro Point Headlands:** Property is being transferred to the County. County Parks has the role of Applicant for CDP for the Coastal Trail and restoration work (PLN2015-00568).

### **2. Public Comment - none**

### **3. Consent Agenda: approved 4-0**

Approve Minutes for January 27, 2016

### **4. Regular Agenda**

#### **a. (7:10) *Introduction to MidPen Housing***

Jan Lindenthal, MidPen Housing, gave introductory presentation on their organization (attached). Felix AuYeung and Nevada Merriman from MidPen were also in attendance. MidPen will host a Community Open House March 16, 6:30-9pm at Farallone View School to gather community input regarding a potential development on the 11- acre North Moss Beach affordable housing site (CSEA property) on Carlos Street.

Answers to questions:

MidPen has developed 3 properties on the Coastsides: Main St Park, Half Moon Village, and Moonridge.

Housing projects have to be economically sustainable. Construction debt is subsidized with government subsidies and property tax credits.

Onsite parking space must meet local government requirements.

Maximum occupancy standards are enforced by on-site management.

A market-rate developer could build a mix of affordable and market rate housing on this property, but MidPen builds only affordable housing.

Benefits for surrounding community would depend on what was needed, such as trails, use of community center, traffic improvements. Some programs offered to residents may have participants from the surrounding community.

24 members of the public spoke, all in opposition to Moss Beach high density housing: Mark Verlander, Richard Gates, Karen DeMoor, John Qaquadah, Marcia Yeates, Sandra Barocio, Carol Keller, John Petino, Sean Handel, Ann Rothman, Dolores Silva, Bill Kehoe, Bruce MacKimmie, Luis Bettencourt, Lulu Wilt, Amy Paulson, Doug Laughlin, Alec Duncan, Buffy Bunting, Chris Pritchard, Mike Schaefer, Scott (no last name), Audrey Patchett, Barbra Mathewson.

Public comments expressed respect and support for the work MidPen does, but that this is the wrong location for high-density low-income housing, which is inconsistent with the surrounding community of single-family homes on 5,000 s/f lots, far from jobs, shopping, and services, with limited transit and lacking adequate roads (highway congestion and narrow local streets). Neighbors like the quaint small-town feeling and don't want it to change. They are concerned that new traffic will probably use Carlos & Stetson rather than Carlos direct to highway. Local streets are too narrow for parking. Children play in the street and residents walk their dogs. Concerns about construction disturbance and lowered property values were mentioned. Many would like the property to remain undeveloped, such as a park. Some expressed willingness to contribute time & money toward purchase and preservation, and/or to fight development.

Questions:

How many units are needed to make this economically viable?

What are we willing to say yes to?

What resident income levels would be targeted?

Who gets priority?

How do we ensure the residents are local Coastside workers?

Councilmembers:

Dave: Affordable low-income housing does not mean welfare. Local workers can't afford to live here. No one was willing to work on purchasing the property for open space after the skate park issue (not County or residents). If not purchased for parkland, the property will be developed sooner or later. Considering what amenities might be offered to the community, would suggest community center, park, bus subsidy. We need affordable housing on the coast – prefers a reputable non-profit to for-profit. The property cannot legally be rezoned so that nothing can be built – that is a takings. It would have to be purchased at full market value. He is willing to help if neighbors want to explore a purchase.

Claire: Agrees with much of what Dave said. MidPen has a good reputation. Perhaps all 3 affordable housing sites should be addressed, at least in theory, instead of piecemeal.

Laura: Not enough info to comment now.

Lisa: Can't deny traffic issues, on highway as well as neighborhood streets, but we badly need affordable housing. Acutely aware of this living at Pillar Ridge, which has a much higher percentage of local workers than other Midcoast neighborhoods because that's where they can afford to live, and it is full -- nothing for sale. Residency restrictions for affordable housing are possible depending on funding source. For example, Moonridge is for people working in agriculture. If this can be managed so that people living there work on the Coastside, I think there's merit to it. If it could be designed to be no denser than the surrounding community of 5,000 s/f lots, it would yield perhaps 90 units, which still sounds like a lot, but MCC is seeing planning applications for ongoing infill development already at or above the growth rate limit, so there will be that many more Midcoast cars on the road anyway. Reminder that MCC is advisory to BoS: We can

provide this forum, we can get information out to the community, but we don't make any of these decisions. Be watching for Connect the Coastside (Comprehensive Transportation Mgmt Plan) in March. It will have an evaluation of Land Use Policy Options to reduce buildout such as mandatory lot merger and lot retirement programs.

Dan: Hears that the neighbors would prefer the property be kept undeveloped, and he too doesn't want the character of the community to change. We have other added traffic to look forward to (Big Wave, ongoing infill housing) and we are still in a drought.

Erin: Is willing to help with community-based purchase. It would be a good location for a community center.

Chris: Is sympathetic with the neighbors -- doesn't want the Midcoast to change. MidPen is a quality organization. If they don't purchase, then the property is still on the market, and unknown who would purchase, and what would be built. Must withhold judgment about MidPen until we have more information.

**SPECIAL ANNOUNCEMENT:** The CA Coastal Commission has returned from evening closed session and announced a 7-5 decision to fire Executive Director Charles Lester. Lisa reported there were 680 attendees (per Fire Marshall) at the all-day hearing in Morro Bay where there was a stream of moving testimony and overwhelming support for Dr. Lester. MCC wrote BoS in support of Lester. SMC Community Development Director Steve Monowitz gave a powerful endorsement of Lester at the hearing. Commissioner Carole Groom (also SMC Supervisor) said in open session that it would be absolutely wrong to replace Lester. She said Supervisor Horsley supports him too. Our State Senator Jerry Hill signed a group letter from state legislators in support of Dr. Lester.

#### **5. Council Activity – Correspondence received & meetings attended**

**7<sup>th</sup> St fence:** Lisa pointed out the need to remove the view-blocking hedge next to the former fence location, as MCC requested a year ago -- will email DPW to follow up.

**Comprehensive Transportation Mgmt Plan:** Laura report TAC meeting coming up Feb 17.

**Capistrano Rd flashing crossing sign:** Dave attended Harbor Commission Feb 3 meeting on removal of the constantly flashing beacons. The sign was installed in the county road by the former Harbor Master with no traffic study or public process, with an encroachment permit from DPW. Commission action was to send the issue to their Public Safety Committee for comprehensive study incorporating all bike/ped crossings in the harbor. Chris/Dave/Lisa conferred and Dave sent email to the District: "We feel that an extended study, and making it a part of a wider pedestrian and bicycle study is something that may cause distraction from the high priorities the District is struggling to address. This is something the MCC never intended. For this reason, we don't support the duplication of effort for the Harbor District to review and analyze County traffic counts and trail plans as they relate to the specific design of the Capistrano crossing. Since Capistrano is a County road it would be more appropriate and efficient for Harbor District staff to confer directly with DPW staff, defer to their informed judgment, and encourage them to be the lead agency for any adjustments and improvements of the crossing treatment."

**GCSD Park Advisory Committee:** Dave/Chris attended Feb 8 meeting. The committee prioritized list of 12 projects and worked on inventory map of district property. Next meeting is mid March.

**Portola Trail Committee:** Chris, as MCC rep, attended Feb 8 meeting convened by Supervisor Horsley. SMC is vanguard of loose movement to develop a historic and scenic trail from Tubac, Arizona, to Sweeney Ridge, SMC, route of Gaspar de Portolá to SF Bay discovery site in 1769. The 250-yr anniversary of discovery is 2019. Trail designation would require an Act of Congress. Most of the route in SMC is on public land. There were 20-25 people at the meeting convened by Supervisor Horsley including reps from CCC,

Coastal Conservancy, offices of Anna Eshoo, Jerry Hill, and Kevin Mullin, MidPen Open Space, POST, GGNRA, SMC Historical Association, County Parks Dept, and County Parks Commission.

**CDRC:** Chris reported Feb 11 meeting had 5 projects. Every meeting now has at least 4-5 projects, whereas a couple years ago, maybe 2, or sometimes meeting canceled.

**Midcoast Growth Rate Limit:** Lisa will ask Planning Deputy Director Lisa Aozasa for number of new residential building permits for last couple years and how projects are prioritized when growth limit is reached if there is a large affordable housing project.

**6. Future Agendas:**

February 24:

March 9: Sister Cities

March TBD: Short-term rental draft ordinance review, CTMP (TAC meets Feb 17)

Weekend Free Shuttle grant support letter (Dave/Erin)

**Adjourn – 9:56 PM**