

# 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 March 8, 2016, at Cypress Meadows

### **Call to Order.** 7:08 PM

Councilmembers present: Chris Johnson, Lisa Ketcham, Dave Olson, Laura Stein, Claire Toutant. [Absent: Erin Deinzer and Dan Haggerty]

Government: Supervisor Don Horsley, Ellie Dallman, Planner Mike Schaller, Planning Services Manager Joe LaClair, Deputy County Counsel Jennifer Kraske & Tim Shimizu

20 members of the public

### **1. Board of Supervisors' Report – Don Horsley**

**New Library:** County authorized \$6 million no-interest loan to HMB to fill the city's funding gap for its 50% share of the cost of the new library. Loan repayment is scheduled over 10 years starting in 2019.

**Free Weekend Shuttle:** County applied for grant. If shuttle can be demonstrated to work, then could get more similar funding.

### **2. Public Comment**

Marcia Yeates, Moss Beach, objected to a potential Mid-Pen affordable housing project on 11 acres in north Moss Beach, due to development density, traffic congestion/safety issues, and lack of jobs/services within walkable distance.

### **3. Consent Agenda:** approved 5-0

Approve Minutes for February 10, 2016

### **4. Regular Agenda**

#### **a. (7:20) Draft Short-Term (Vacation) Rental Ordinance**

Deputy County Counsel Jennifer Kaske introduced the draft ordinance and invited questions. Once the draft is finalized there will be public circulation/comment on the environmental review document, public hearings at the Planning Commission and Board of Supervisors, and certification of LCP amendment by the Coastal Commission. Process will take 6 months or more, depending on CCC schedule. While there is nothing in the ordinance to prevent houses being bought up for sole purpose of short-term rental, most are local residents looking to augment income. Applications must match existing building permits, such as number of bedrooms. There is no limit on number of rentals by area or number of days rented per year. There is no requirement for owner to live onsite.

Ed Larenas, Moss Beach: Ordinance overall facilitates renters and doesn't protect the residential neighborhood quality of life. Community enforcement turns neighbors against neighbors. Need to limit number of rental units and number of days. Liability insurance needs stronger standard. Result of non-compliance needs more definition, strengthening, to encourage compliance -- need appeal process. Rules should be for people not doing good job.

Mary Larenas: Ordinance does nothing to protect residential nature of neighborhoods; is aimed at well-meaning people, but enforcement is needed. Would support it if owner lived on site.

Ralph Ely, El Granada: Real estate broker -- owns 5 furnished rentals, usually more than 30 days but sometimes less. Ordinance seems inflexible; for example, older apartment house doesn't have enough parking for short-term rental.

Marcia Yeates, Moss Beach: This is business use of a home. Ordinance seems loose and not very neighborly. Need to limit number of rentals, increase liability insurance, and charge fees.

Bill Kehoe, Moss Beach: Ordinance offers nothing for the neighborhood. Application needs public process – decision by Planning Director is inadequate. County does not enforce most code, has no clue how many 2<sup>nd</sup> units exist. Application notification should be 300 ft. Proposed record keeping is unenforceable. Limit number of rentals/days. Conversion of long-term to short-term rentals decreases housing stock. Absentee landlord is very different situation than owner on site.

Annette Merriman, El Granada: Has had AirB&B in her home for 3 years -- got permit, pays TOT. There is already a parking problem on El Granada Blvd, unrelated to rentals. Her rental does not take away from housing supply -- home not affordable.

Supervisor Horsley: Existing ordinances that were studied have very low compliance. County ordinance is designed to get as much compliance as possible -- can adjust later.

Claire: Appreciates Don's comment re getting best compliance. Ordinance needs to reflect all people. There is nothing to prevent buying up houses to use as short-term rentals. Suggests one tier for owner-occupied and another for commercial short-term rentals with owner off site.

Laura: Agrees with getting as much compliance as possible, which the ordinance seems to do. Off-site owner is worse situation -- two-tier idea is good.

Lisa: Appreciates the County's effort to balance the needs of the situation, but is glad to live in Pillar Ridge where all homes must be owner-occupied.

Chris: Ordinance doesn't go far enough -- needs limits on number per area and days per year. Restructure for different set of rules for on-site and off-site owners.

Dave: Has been working on this issue for two years and is willing to meet with individuals and groups. Would like the ordinance to be stronger, but fair. Prefers the more accurate name short-term rental instead of vacation rental. Fee should be set high enough to cover cost for compliance. Neighbors should be able to appeal granting of permit -- without notification and appeal process there is no way to do that. Areas with limited parking really need to provide it off street. Notification should be 300-ft radius or next-door neighbors, whichever is larger. Need mandatory mediation for dispute resolution.

Supervisor Horsley: TOT will go to Midcoast parks. If we add staff for code compliance, the money would have to go for that. County Counsel will make some adjustments to the draft and bring back a revision in April.

**5. (9:06) Council Activity** – Correspondence received & meetings attended

**Affordable Housing:** Chris attended "Resist High Density" Feb 20 meeting -- well attended by neighbors opposed to potential development of North Moss Beach site.

**Coastside Design Review Committee:** Chris reports CDRC is revising bylaws and developing a training manual.

**6. Future Agendas:**

March 23: Connect the Coastside; weekend shuttle

April 13: Sister Cities, Devil's Slide Ride

April 27: Midcoast Parks forum

**Adjourn** – 9:14 PM