

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 July 13, 2016, at GCSD

Call to Order. 7:00 PM

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

Government: Supervisor Don Horsley

~20 members of the public

1. Report from Supervisor Don Horsley

Capistrano Road parking cutouts: Fire Dept has argued convincingly that their new larger trucks require 20-foot width so they want no parking in Capistrano parking cutouts. County must contact Capistrano Road District property owners to get their authorization. Lisa suggested if no parking is allowed in the cutouts, that the bulb outs be removed to make room for a striped bike lane which currently does not fit -- otherwise the space is wasted.

Surfers' Beach erosion protection project is almost complete. Caltrans safety walk-through occurred July 8. When staircase is extended and reconnected to beach, K-rail will be removed, with ribbon cutting ceremony end July or early Aug.

Mirada Road Erosion Protection: see agenda item 4b.

Roundabouts: Acquiesced to the community and supports roundabouts. Asked DKS (county consultant for Connect the Coastside) for a roundabout at Cypress instead of traffic signal. Having 2 lanes in the Hwy 1 portion of the roundabout allows through traffic to stay left and side street entry in the right lane. Would also like to do something at California Ave. for safety due to broadside accidents (even though LOS may not warrant it yet). Having a roundabout at each end of Moss Beach gives opportunity to create village atmosphere. That's why we're going to push roundabouts. Will have another meeting with DKS to make it clear to them that's what the community wants. Attendees can include two MCC members and Len Erickson -- not sure if we want another consultant.

Affordable Housing: County will ask for extension of extra half-cent sales tax to fund affordable housing. Population of Bay Area has doubled in the last 20 years. Average house price is \$1.2 million. At least \$250K income is needed to buy. County will start its own bus service for the 70% of county employees that live in the East Bay.

2. Public Comment & Announcements

Ann Rothman has many concerns about proposed MidPen affordable housing community in Moss Beach. There is more need for senior housing which would have less impact, and it would be better located in El Granada.

Don Horsley responded he does not own the property, is not the builder, and that comments should be addressed to MidPen. The trade off for more onsite parking will be less open space. The property is designated for affordable housing in the 2012 LCP approved by Board of Supervisors and Coastal Commission.

Leonard Woren: El Granada affordable housing site has wetlands and should be a park.

Objects to Fire Marshal requiring smoke detector inspection upon installation of roof solar panels.

Mary Larenas: Commission on Aging is distributing brochure to help prevent elder abuse. If you suspect financial or other type of elder abuse, call 1-800-675-8437.

Marcia Yeates: Resist Density is opposed to MidPen Moss Beach development -- will be

applying for non-profit status.

Bill Kehoe: Sees a lack of long-term county planning regarding housing and transportation. Put the housing on transportation corridor. We only have service jobs on the coast. Available housing is being put into short-term rental.

Council Announcements:

Lisa: Candidate filing period for November elections is July 18 through Aug 12 at 5pm. MCC has three 4-year seats open, and one 2-year seat to finish out Erin Deinzer's term.

Laura: There are currently four openings on Coastside Design Review Committee: alternate community representatives for Miramar, El Granada and Montara, and an alternate architect or landscape architect.

3. Consent Agenda approved 6-0.

- a. Approve minutes for June 22, 2016
- b. Approve letter in support of County application to National Parks Service Rivers, Trails, and Conservation Assistance Program (RTCA) for trail planning assistance for the Rediscovering America / Portola Expedition Trail.

4. Regular Agenda

- a. (7:52) **Short-Term Rental Revised Draft Ordinance** (Dave Olson) See 3 previous MCC meetings on this issue: 7/8/15, 8/26/15, and 3/8/16.

Desired outcome: Gather input for MCC formal comments to the County on the revised draft ordinance. Final approval of MCC comments is planned for next meeting on July 27.

Dave reviewed issues and methods used in other ordinances. Short-term rentals are not allowed by existing residential zoning ordinance.

Don Horsley: Hearing lots of conflicting positions -- on the north some people want more restrictions and on the south they want fewer. The ordinance is not meant to encourage more people to do it, just to get some degree of control. He wants the ordinance to fit the coast, and revenue to go to Coastside parks. Code Compliance complaints can be made anonymously.

Ed Larenas: Need process for permit appeal and complaints. Notify 300-ft neighbors of application & relevant info.

Mary Larenas: Supports hiring firm to check listing company inventory against county permits. Need site inspections. Put fees into enforcement.

Ann Forrister: Limit nights to 90/year. No more than one ST rental unit per address. Limit to 2 persons per bedroom plus 2, with no exemption for children. Require 1 onsite parking space per 3 tenants. Need enforcement process (not by neighbor).

Casey Schaufler: Fees should pay for enforcement. Require quarterly accounting from host & platform. Simplify penalties.

Glen Mitchell manages vacation properties and has never had complaints from neighbors. Complies with TOT and did what County told him. 180-night limit is unrealistic -- shuts down the business.

Don Horsley: Don't know why the County gave permission. You're running a hotel in a residential neighborhood, which is a zoning violation.

Leonard Woren: South coast is rural and needs separate ordinance. Apartments need to be covered. Appeals have to work both ways, for granting as well as denial. Require one onsite parking space per bedroom.

Bill Kehoe: Business license should be required. Limit number per block. Require periodic inspections. Start out with annual or 2-years for renewal. Don't allow special events. If sheriff receives a complaint, should check a box indicating short-term rental. 2-tier enforcement if owner on site. Improve/tighten definitions - raccoon-proof garbage.

Erin: Security deposit on rentals could help enforce against misbehaving.

Dan: Enforcement should not depend on neighbors. Parking and noise are top issues. Require rentals have decibel meter for noise complaints. Clarify if owner is considered present when rental is separate building on site.

Claire: Record keeping/reporting has to be balanced for cost. Supports maximum of 90 nights without owner present. No blanket prohibition on large single-family groups – OK to exempt kids. Building code compliance for older houses could be onerous, even to figure out what applies. Would prefer focus on basic safety standards -- simpler to enforce and evaluate. Keep supervision complexity and cost down. A simple licensing process can always be added to if experience shows that's needed.

Laura: Avoid exorbitant punitive fees since many people are renting rooms in their homes to cover their mortgage. Have special provision for homeowners who are physically on site of the property being rented.

Lisa: The issue isn't how many people in the house, but whether they are bothering the neighbors. What's in the ordinance is good – not sure it would do any good if stricter. No matter what the ordinance contains, it does not mean county staff will do anything to publicize or enforce it, given existing code enforcement resources and practices. Gave the example of mobilehome rent control ordinance passed after great effort to gain the political will in 2003, and totally ignored by staff for 12 years. Mobilehome parks/tenants were not notified the ordinance existed, rents were not monitored, and fees not collected.

Dave: Second units should have separate address. Need limit of ST rentals per area (20% per block). Require business license, neighbor notification, appeals process, no parties.

- b. (9:22) **Mirada Road Sea Level Rise and Erosion Hazard** (Ketcham/Olson) – Report out by MCC attendees at the July 13, 2016, Adaptation Design Charrette for the Mirada Road area, a discussion of preliminary physical adaptation alternatives that address sea level rise and erosion vulnerabilities.

Don Horsley: County budgeted \$2.6 million for a project, conceived as steel sheet pile curtain wall vibrated into the road for erosion protection and one-way street for reduced Coastal Trail/vehicle conflict. The US Army Corps study concluded no economic benefit for a project because the County will protect the road. Private property on Mirada Rd should have been considered in the economic benefit analysis. The County will do one more near-term fix and that is the last time – won't fix it again. Need to meet with property owners about forming a benefit assessment district going forward. Long-term solution is retreat, but people won't agree until there's a crisis. In the long run, it is the responsibility of the property owners. Managed retreat won't be paid for by the County (which means other county taxpayers).

Lisa: Additional price to public must be considered in loss of beach and aesthetics with riprap/sheet pile. Permitting process for development in coastal hazard areas such as empty lots in Miramar needs to be assessed. 50 years is not adequate – once developed, the owner will always want to protect it, repair/redevelop.

Neil Merrilees showed photos of recreational use of Mirada Road, riprap slumping down over time leaving road bed exposed, porous road surface allowing water to soften the roadbed. Riprap and west edge of road are in HMB jurisdiction so property owners can't get permit to repair. The more sand loss just offshore, the closer the waves break, which will lead to huge waves overtopping the road. Solution is long overdue. Need to get the sand trapped in the harbor out into the littoral drift in the bay where it belongs. Problems are sea level rise and lack of sand. Small efficient fixes could protect our assets for another 10 to 40 years. He believes half (or more) of the property owners would be willing to participate financially now. Planning for retreat

should involve changing building/zoning to allow simple structures that can be moved instead of built on many deep piles as current code requires.

Dan: Maintenance of riprap is needed.

Leonard Woren: Piling rocks on the riprap won't help – waves pull out underlying sand.

No public money should be spent defending private property. Keep vehicles on inland lane. Riprap steals the public beach.

c. Appoint new MCC Treasurer – pulled from agenda

5. Council Activity – Correspondence received & meetings attended

Dave attended June 30 HMB Land Use Plan meeting on resources and hazards. Managed retreat is their main plan for the shoreline.

6. Future Agendas:

July 27 – short-term rental ordinance revised draft

Adjourn – 10:03 PM