

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 August 26, 2015, at GCSD

Call to Order. 7:03 PM

Councilmembers present: Dave Olson, Chris Johnson, Lisa Ketcham, Dan Haggerty, Laura Stein, (Erin Deinzer arrived 7:40)

Government: Supervisor Don Horsley, Legislative Aide Nicholas Calderón, Deputy County Counsel Jennifer Kraske, Project Planner Mike Schaller

~45 members of the public

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

Supervisor Don Horsley:

Seton Hospital update: County has given about \$30 million to keep Seton Hospital open.

Blue Mountain, capital management firm, has offered to buy Daughters of Charity hospital system. Their structure contains non-profit group called Verity; hospitals would be run by group called Integrity. Don met with 2 executives who will be CEO/CFOs of new hospital chain -- doesn't yet know what their long-term plan is. County has tried unsuccessfully in the past to buy part of the system. Daily City hospital needs seismic retrofit. Seton Coastside has 116 skilled nursing beds, which are very difficult to replace. The emergency room at Seton Coastside is essentially a misnomer -- it is not a modern facility. An urgent care facility would be preferable for the Coastside. Will be meeting soon with current Blue Mountain CEO -- will let you know what happens. Gave pamphlet to Chris.

County is losing staff due to cost of housing. Nicholas is being loaned to County Manager's office for 3 months -- will be available for questions. Will make sure someone is available for MCC meetings.

LED streetlights (Nicholas): Both DPW and Nicholas have put in requests to manufacturer regarding lower output lights -- still waiting to hear back.

2. Public Comment

Dan Haggerty, EG: Prefers dark grey ADA sidewalk access pads instead of traffic yellow -- in communication with DPW on the issue.

Bill Kehoe, MB: Prepare for winter storms -- OES flood response exercise Sept 26. Collecting signatures for Midcoast bus shelters.

Sabrina Brennan, MB: Harbor District office is on 2nd floor in this building; article in HMB Review credits John Ullom for discovering that District is owed \$35K for IT purchases.

Leonard Woren, EG: Agrees with Dan on objection to yellow ADA pads. RCD needs First Flush volunteers to be on call from now until first significant rain. GCSD will be interviewing for Citizen's Advisory Committee -- application on GCSD website.

3. Consent Agenda: Minutes for July 22, 2015, approved 5-0 (Erin not yet arrived).

4. Regular Agenda

- a. (7:25) **Short-Term Rental Ordinance** -- A short-term rental ordinance is being drafted for the unincorporated San Mateo County Coastal Zone. Deputy County Counsel Jennifer Kraske gave a presentation (attached) on issues and possible solutions. A short-term or vacation rental is one where all or part of a residence is rented for less than 30 consecutive days.

Casey Schaufler, MB: Need easy process to follow and track commercial behavior in residential area. Sheriff is busy; enforcement critical; should not depend on neighbors.

Ann Forrister, MB: Mechanisms to control short-term rental density are critical, otherwise they negate the meaning of residential zoning.

Mary Larenas, MB: Vacation rentals are a business that undercuts the housing base. Short-term renters are not neighbors.

Judy Taylor, EG: representing Samcar -- home buyers that want to rent & their neighbors. Recommends an ad hoc task force to draft/review the ordinance.

Michael Rain, Montara: Has short-term rental – he handles parking, time limits, communication with renters. Please don't limit our rental days.

Michael Schaefer, MB: Rental income is critical to affording a home. Visitors contribute to local economy.

Annette Merriman, EG: Has rental; pays TOT; renters are well behaved.

Carol Brolin, MB: Has 2 rental cottages; has hosted over 1,000 guests, most looking for peace and quiet; pays \$50K/year TOT.

Kathryn Slater-Carter, Montara: Supports density control, limiting nights/year, on-site parking; People are looking for rental housing, even a spot for RV. Pitting neighbors against neighbors for enforcement is onerous and destroys neighborhoods.

Neil Merrilees, MB: had VRBO for years in CCR district; VRBO is not any more commercial than long-term rental; don't add this to backlogged Planning Dept; tread lightly; glad to see this moving forward.

Leonard Woren, EG: to Don – good job! Agrees with Ann re density; and Mary re shortage of long-term rentals. Should not be allowed unless owner is on premises. Sheriff report filed should automatically lead to permit revocation. Design Review Task Force was dominated by real estate industry -- prefer MCC.

Dasha Banerjee – runs responsible AirBnB with house rules.

Fred Isaak, EG: has rental, doesn't want parties/destruction, has rules, pays TOT. What are we trying to resolve?

Bill Kehoe, MB: concerned about commercial use in R-1 zone; negates Neighborhood Watch; more room for leniency with owner on premises; permanent rentals can't be found.

Ralph Ely, EG: owns apartment complex, rents furnished, uses VRBO, to 1year, pays TOT.

Matt DesTombe, HMB: Rents out a cottage on his property. Appreciates the calm discussion here. Neighbors need to talk to each other.

Kathy Rain, Montara: takes issue with claim of loss of full-time rentals, overuse of utilities. Wants ordinance to legalize short-term rentals.

Rob Skinner, PMAC – 9/17, 7pm meeting at Natives Sons Hall in Pescadero on this issue

Chris Johnson: This is a growing situation, some structure is needed.

Dan Haggerty: Neighborhood associations could provide another layer of rules.

Erin Deinzer: has participated on both sides -- thinks this can be resolved for everybody.

Dave Olson: is in email contact with small number of people on both sides of the issue; will compile contact list for updates. Hard to get statistics on complaints, who is paying TOT – will keep working on getting that information. Enforcement is needed and permit fees need to cover that but not be punitive.

Don Horsley: Appreciates comments; Jennifer has taken copious notes. This is beginning stage. Affordable rental housing is major countywide issue -- rent stabilization being considered. There needs to be some level of ordinance – doesn't have to be onerous. We depend on people who follow the law and are respectful of their neighbors.

Break 9:04 - 9:10 -- remaining audience: 4

- b. **La Costanera Restaurant** after-the-fact Use Permit Amendment and Design Review Permit (PLN2015-00297) to allow use of two outdoor patios while maintaining the same number of seats (189) at the restaurant. In order for the Use Permit amendment to go into effect, a Coastal Development Permit is required under the permit authority of the CA Coastal Commission. County Planning staff requests MCC comments on the permit application. July violation letters from CCC and County were obtained and posted. Lisa Ketcham submitted draft comments with 3 topics: code violations, upper patio retaining wall construction/fill, and patio lighting.

Chris Johnson: very frustrated with incessant violations – lack of county enforcement.

Leonard Woren: County should not accept permit application until violations are cured.

Motion: Approve MCC comments on the permit application (Laura/Erin) Approved 6-0.

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

DPW: Laura does not like new yellow crosswalks in EG. How can we learn in advance and comment on DPW projects?

--Dave asked Joe LoCoco to put MCC on DPW mailing list just being set up. DPW project list and map only mention road surface work – don't include crosswalk painting or sidewalk ADA improvements.

--Lisa suggests councilmembers send questions for DPW to Dave who will compile and send to DPW. When we have some answers we can decide how to proceed from there.

--Dan would like community discussion and coordinated plan for color of ADA pads and crosswalks.

--Leonard Woren would like DPW to take the lead for better coordination with and between other agencies that dig up the street.

Highway Traffic Jams & Communication: Erin recounted 3 recent traffic nightmares in Pacifica that shouldn't have happened – caused by lack of communication. Filming permit granted at Gray Whale Cove at rush hour -- Dave says film commission is power unto themselves – has contact info. Tonight's event at Pacifica Seaside Bowl had highway traffic backed up. Agencies make plans and residents are unaware until caught in resulting traffic. Dave suggests pursue contacts at CHP (Captain Sherry), City of Pacifica, State Film Commission.

Princeton by the Sea HOA Park: Chris attended HOA July 30 Board meeting. County work is finished at their playground but maybe GCSD would refurbish the basketball court.

Chris suggested the HOA have member apply for GCSD Citizens Advisory Committee.

CDRC: Chris reported an applicant requested Sheriff attend 8/13 meeting due to earlier job site altercation. Membership training manual is being developed in anticipation of new members in October. CDRC is developing list of recommended coastal landscape plants.

HMB General Plan Update: Dave attended Aug 13 meeting, run like Plan Princeton, on open space and transportation (primarily Hwy 92, with brief mention of Connect the Coastside). Sept 10 is synthesis meeting -- All Building Blocks.

Meeting with CHP Capt Maskarich & Sheriff Lt Munsey Aug 24 attended by Erin/Dave re various traffic/parking/trash issues. CHP and Sheriff are stretched incredibly thin. They suggested MCC request more funding for them. Dave may draft letter to state and county on funding. They suggested getting in touch with Caltrans re cliff barriers and no-parking signage along the highway north of Montara. People are removing recently installed no-parking signs. Erin said she video'd a family with small children at Devil's Slide Trail parking area picnicking on the cliff side of the wood guard rail. Dave said County Parks is doing their best to patrol & enforce.

Princeton long-term street parking: Dave reported Sheriff Lt Munsey acknowledged that vehicles are stored long-term in ROW and said auto dealer has committed to moving his stored vehicles out of the ROW and said he may go out of business. Lisa said the vehicles remain unmoved and are not being ticketed.

Portola Trail Committee formation – Dave will reach out to Parks Director Marlene Finley to arrange for MCC member on the committee – both Dave and Chris are interested.

6. Future Agendas:

Sept 9: Hwy 1 Crossings/Medians/Turn Lanes - Final Preliminary Planning Study (County)
LED streetlights (tentative- Chris draft letter)

Sept 23: Parallel Trail southern segment design/alignment (County workshop)
Community Choice Energy Update

Oct: 14: Connect the Coastside (County presentation)

Future: MCC candidate interviews
Seton hospital (Chris)

Nov 11: sister city (Erin)

Adjourn – 10:14 PM