

**Post 4/30/2024 Planning Commission Meeting
Public Comment 05.01.2024 THRU 05.05.2024
PDP-23-34 /555 Kelly Avenue**

Lina Shalabi_05.02.2024
Ed Vargas_05.02.2024
Lisa and Jesse Shick_05.02.2024
Marita Leth_05.02.2024
Alicia_05.03.2024
Ann Synder_05.04.2024
Erik Hagstrom_05.05.2024

From: Lina Shalabi

Sent: Thursday, May 2, 2024 11:44 AM

To: Jessica Blair <JBlair@hmbcity.com>

Subject: Urgent Support for Farmworker Housing Proposal at ALAS Farmworker Resource Center

Attention: HMP Planning Commission, per City Clerk Jessica Blair

We are writing to you today to stress the critical importance of ensuring safe and adequate housing for farmworkers in our community. As you know, farmworkers play an essential role in our local ecosystem, contributing to the vibrant agricultural landscape that defines Half Moon Bay. Despite their indispensable contribution, farmworkers often face significant challenges, including housing insecurity and inadequate living conditions.

The Farmworker Housing & ALAS Farmworker Resource Center located at 555 Kelly is a wonderful proposal that seeks to address the pressing need for safe and dignified housing for farmworkers in our community. This initiative seeks to ensure that farmworkers are able to live and work in conditions that uphold their basic human rights and dignity. After the recent tragedy of the mass shooting exposed the deplorable, inhumane living conditions on our farms, this 40-unit affordable housing complex, which has been tailored to the needs of our senior farmworkers, couldn't come at a more pressing time.

ALAS has worked closely with city officials, Mercy Housing, and other local organizations to ensure that this project meets the needs of farmworkers and the community. So you can imagine how heartbroken we were to read that the planning commission has voted against the plans.

It is imperative that we, as a community, rally behind this proposal and provide our full support to the farmworkers who contribute so much to our local economy and way of life. During the pandemic, when most of the world was sheltering in place, our farmworkers put their lives on the line to make sure we all had food on our tables. When smoke filled California skies, our farmworkers were outside ensuring our families were fed. Approving this project is the least we can do. Safe and adequate housing is not only a matter of social justice, but a basic human right.

We urge you to reconsider your 'No' vote on the plans for the Farmworker Housing & ALAS Farmworker Resource Center. The Kataly Foundation stands behind ALAS, and their plans at 555 Kelly, and plans to make a financial contribution this year to bring the vision of this project to life.

Thank you for your attention to this matter, and we look forward to your support. Your advocacy and leadership on this issue can make a tangible difference in the lives of Half Moon Bay farmworkers and their families.

Sincerely,

Lina Shalabi on behalf of the Restorative Economies Fund at the Kataly Foundation

Program Officer, Restorative Economies Fund



From: Bridget Jett
Sent: Thursday, May 2, 2024 8:56 PM
To: Bridget Jett
Subject: Re: Support for 555 Kelly Ave. Planning Commission Approval

Hi Ed,

Just following back up with you from earlier email. Approved/Final minutes are posted up to date. Like stated prior, the draft 04/30/24 action minutes for the request of approval won't be ready until next week, when the 5/14/24 Planning Commission Agenda is posted. The recording of the 4/30/24 Planning Commission, is posted to the website. As, for the 05/14/24 Planning Commission agenda, 555 Kelly will be the only item.

Planning Commission Agenda Page

<https://www.half-moon-bay.ca.us/314/Planning-Commission-Agendas>

Meeting Video

<https://halfmoonbay.granicus.com/player/clip/988>

The Planning Commission has received the emails you have sent and requested that they read.

Sincerely,
Bridget

From: Bridget Jett
Sent: Thursday, May 2, 2024 3:46 PM
To: Edward Vargas
Cc: Jessica Blair <Belinda Hernandez Arriaga <Victoria Sanchez De Alba <>; Kique Bazan >; Matt Huerta <>; Alex Ontiveros <>; <Lilli Rey Camille Llanes-Fontanilla <RMancera <>; Sarahi Espinoza Salamanca <>; Carmen Milagro <Ed Vargas >
Subject: Re: Support for 555 Kelly Ave. Planning Commission Approval

Hi Ed,

I will share this email with the Planning Commission.

The minutes for 4/23 were just approved along with 4/9 minutes. I just got signatures for them and I will post online today.

The draft minutes for Tuesday evenings meeting on 4/30 are not complete, but will be apart of the 5/14 Planning Commission meeting agenda, like any of our draft minutes they follow the next PC meeting. With that the 4/30 meeting video has been received. I will get that uploaded today. I will follow up with you when all is loaded.

Bridget

On May 2, 2024, at 1:25 PM, Edward Vargas wrote:

Hello Bridget,

Thank you for confirming you received my 555 Kelly Ave. support for approval email and shared it with the Planning Commissioners.

I appreciated the public forum to hear my comments with the ~90%+ of the other in person and virtual speakers that also expressed their support for approval.

I left about 9:45 pm from the April 30 meeting.

I understand Mercy Housing requested the Planning Commission to vote on this project before the meeting ended.

However, the Commissioners "refused to vote."

I am also concerned about the "tone" from two of the Commissioners questions for the attorneys on traffic and parking at the meeting.

It seemed two Commissioners were "probing for a technicality they could cite to stop this project" even though the City report said there was no traffic impact.

Again, I reference conversations I had with Belinda/ALAS, Victoria Sanchez De Alba when we met with Matt Chidester, Jill Ekas and Supervisor Don Horsley at the beginning of this project in 2021.

The City's Ted Adcock Community Center parking lot is adjacent to the back end of 555 Kelly Ave. property.

The City has the power to extend the 555 Kelly Ave. space into the Community Center parking area if some of the Planning Commissioners are so concerned about the current parking space.

I looked at the City's website to access the minutes of the Tuesday meeting for a summary and next steps for the 555 Kelly Ave. project.

Unfortunately, as of today, only the minutes from the 3-12 meeting are posted, four meetings behind the April 30 meeting.

<https://www.half-moon-bay.ca.us/314/Planning-Commission-Agendas>

Please share my response with the Planning Commissioners.

Please advise what is the 4-30 Commission status of this project and if 555 Kelly Ave. is on the next Planning Commission 5-14 meeting agenda.

In a collaborative spirit,

Ed Vargas, B.S.C., J.D.
President, Vargas & Associates, LLC

From: Lisa Shick
Sent: Thursday, May 2, 2024 8:30 PM
To: CDD Director
Subject: USGS survey of HMB

Dear Mr. McHarris,

With regards to the planning commission meetings that have been so well attended for the senior farm laborer housing on Kelly. I very concerned that the geology of the region has not taken into account the 2021 USGS survey of Half Moon Bay. The survey places the location of the proposed senior housing in an area at high risk for liquefaction. This will require soil sampling to determine the depth of the pylons that should be placed to support the building. The cost of constructing a 4 story building may be excessive, because of the reinforcement necessary. I would like to know that all of this has been taken into account before the planning commission is asked to make a decision, so that they can make a fully informed decision that results in the best outcome for the residents and the city.

I have attached the USGS survey for your reference. To be clear I am not an engineer but when I noted that the area is prone to liquefaction I asked a civil engineer, familiar with San Francisco, about what would be required to build on a site prone to liquefaction and I am providing a synopsis of what they said to me. Please make sure the planning commission has access to the appropriate engineering reports and approved recommendations so that they can understand what would be the safest building for the site and the seniors who will be living in it, we do not need more tragedy.

Thank you,
Jesse

From: Marita Leth
To: Bridget Jett; Cddirector

Thu 5/2/2024 12:30 PM

To HMB City Council Members, City Planners and Members of HMB Planning Commission,

I watched the Zoom meeting Tuesday night and were impressed by the many thoughtful questions you brought up about the proposed development of 555 Kelly. The project is a big change to our city and it needs careful consideration and should not be rushed through. I commend you for allowing more time to study all impacts.

The main concerns by most residents are the size of the building and the parking. It was originally introduced as a 4-story building. Now it has been "modified" to 5 stories and the reason given is that Mercy has now proposed to include several 2 bedroom units in the 40 apartments proposed building.

Why does a retired farm worker over 55 need 2 bedrooms?

The extra space would most likely be used by extended family members or friends which raises many questions. Let's say an elderly farmworker moves in with his married son and two daughters, single mothers. There are now 4-5 adults and also children and most likely 3+ cars in the household. Has this been addressed?

What happens to the other family members when the elderly farmer dies? You would expect that the next farmworker in line would be eligible to get the unit. According to Mercy that is being enforced by checking occupancy once a year.

- What happens to the extended families living in the 2 bedroom apartment?
- Will other affordable housing options be available?
- Who pays relocation costs?
- Will there be legal council available when disputes arise?
- Will Tenants Rights be an obstacle?

The development, if approved, should be returned to the original 4-story building. All the units should be just large enough to house the farmworker and spouse.

It also seems the large space set aside for holiday parties and other community events could be held at the Adcock building to free up more space. If the regulations state it has to be in the same complex could a walkway be built to connect the two buildings?

Thank you for taking the time to study all angles of this proposal as it will forever change the character of HMB. It will set a precedent and the next building could be even taller. It seems the city as the owner of the property should have the right to say what is being built there. If 40 units of affordable housing can be built in 4 levels why make it 5!

I appreciate your listening to the many comments from the community and for reading my notes.

Marita Leth
Resident of Half Moon Bay

From: Alicia
To: 555 Kelly - Mercy/ALAS/City

Fri 5/3/2024 7:20 PM

Hello, I was told I could send my written comment to this email. I would have loved to voice my opinion but knowing all the Hispanic people in Half moon bay they would have turned against me because they all just want free housing or low income housing. I think it's a bad idea. I'm also Hispanic I'm also low income. I grew up in the trailer park in moss beach. And when I didn't want to live there anymore or I wanted my own place I went to look for one. Over the hill. Sadly I'm not saying I want the farmworkers to leave town but they are all old and none of their children work in farmworking and that's who the units are going to be left too when these farm workers pass away. These people are just lazy if they want to be living 10 people to a house like the lady was saying. They don't want to do it on their own so they choose to live many in an apartment no one is making them. They are already living in low income places they have moon ridge and Main Street. That they have already taken advantage of. Many people in Moonridge are not even farmworkers because they passed the unit to their children who now have children of their own. Half moon bay doesn't need more low income housing for them to over populate that area now. Half moon bay is already at his highest capacity. Don't give them more places to have. Not everyone in the household are farmworkers sad to say and they leave the house to their kids that have nothing to do with farm working. They need to look at Moonridge and Main Street and kick out accordingly to make more room for people. Not give them new free housing.

May 4, 2024

[REDACTED]
P.O. Box 172
San Gregorio, CA 94074
[REDACTED]
asnyders@sbcglobal.net

Re: Kelly Avenue Farmworker Housing

Hello Half Moon Bay Planning Commission and City Council Members,

I am writing to you for my and my family's concern for the Kelly Avenue Farmworker Housing project proposed by Mercy Housing and Ayundando Latinos A Sonar. As Coastsiders who have resided here 59 years and 43 years respectively, my husband and I share everyone's concern and passion for quality of life on The Coastsiders and Half Moon Bay in particular.

We, as resident Coastsiders, do support the City's efforts in trying to approve affordable housing for the 55+ active/retired farmworkers however we are concerned the current proposed location on Kelly is not suitable to the character and vision of Half Moon Bay from a business/resident perspective and traffic flow patterns. Issues of concern:

1. Traffic Flow - Kelly is one of three major arteries/gateways into the City of Half Moon Bay and it is important to have good traffic flow for businesses and public safety.
2. Peak times of travel on Kelly at certain days and times of the week
 - a. Cunha Intermediate School hours – pick-up and drop off
 - b. After school activities and Boys and Girls Club Athletic Gym- has been used for special events such as school graduations, etc.
 - c. Soccer Fields use – 7 days a week
 - d. Hatch School access via Kelly East and West of HWY 1
 - e. Half Moon Bay State Beach access to locals and tourists 7 days a week
 - f. Coastsiders Farmers' Market Saturdays
 - g. Medical Clinics in Shoreline Station and in downtown Half Moon Bay
 - h. Bicycle and Pedestrian use of Kelly to access downtown
3. Height of Building – too high for the small lot which makes it look disproportionate to all other city buildings and out of character. This includes the building set back and lack of open space.
4. Not enough Parking for building residents to accommodate that each unit will likely have two cars minimum and possibly more based on what has happened at housing on south Main Street and Moonridge. This is a major traffic impact to all who travel Kelly any day/time of the week.
5. Impact on businesses on Main Street - this is huge as many businesses count on the tourism and locals to support their livelihoods but if the character/feel changes as a result of too much crowding and congestion, the businesses will suffer and so will residents being frustrated to not have access to services and products provided by our local businesses.

6. Amazon and deliveries are not the answer either as they too will have trouble getting through the traffic and delays resulting from too many cars on the road and nowhere to park. This should be studied very carefully when choosing an appropriate building site for such a large project.

The City must consider Half Moon Bay's future in making this decision. This project could greatly deteriorate local businesses, property values thus property taxes for schools and other public services, and the over-all quality of life of which we have all chosen to reside or work here.

We urge the city to consider an alternative building spot for this project further away from the major arteries of Half Moon Bay. If the City does not currently own an alternative land site, perhaps they could work together with another property owner who may be willing to sell or work together on such a project.

Ann Synders

From: Hagstrom, Erik
To: CDD Director
Cc: Douglas Garrison; Scott Phillips; Ocoee Wilson; Bridget Jett; +5 others

Sun 5/5/2024 4:32 PM

Hello Steve,

I am writing to you to inquire about the Planning Commission's excuses for seating a vote on the proposed ALAS housing project downtown. The mass shooting of farmworkers last year revealed the terrible conditions that our neighbors live in.

I work in Solano County's planning division but live in Ocean Colony, so I understand how 'concerns' about traffic, parking and community character impacts delay and kill vital projects.

Using the excuse of Half Moon Bay's 'small town character' to roadblock this project reveals that character of this small town bureaucracy: you are willing to endanger the residents you are supposed to protect. As a resident I could not give a shit about a fifth story on a building, but I do care about my neighbors living with their families in shipping containers.

Why is the Planning Commission nitpicking this project?

Proposing to remove the resource center which has the potential to serve the broader coastal farm worker community is disappointing and reflects on your abandonment of your duty to serve our community.

Please do your job and enable an inch of positive change in this community.

Pissed off resident,
Erik

Erik Hagstrom | he/they
CivicSpark Fellow,
Planning Services Division
Department of Resource Management