

**Post 4/30/2024 Planning Commission Meeting
Public Comment 05.09.2024 THRU 05.10.2024
PDP-23-34 /555 Kelly Avenue**

Bob Baer - 05/09/2024
Winsor Kinade - 05/09/2024
Kayla Kamur - 05/09/2024
Laurianna Ceja Diaz - 05/10/2024
Alyssa Torres - 05/10/2024
Mauricio Diaz de Leon - 05/10/2024
Nanette Kinkade - 05/10/2024
Jessica Evans - 05/10/2024
Rachael - 05/10/2024
Yesenia Jimenez - 05/10/2024
Michelle Paredes - 05/10/2024
Lisa Navarra - 05/10/2024
Chamomile Gloom - 05/10/2024
Nat Low - 05/10/2024
Sofia Solozano - 05/10/2024
Jane Lewis - 05/10/2024
Pete Smith - 05/10/2024

From: Bob Baer
To: **555 Kelly - Mercy/ALAS/City**
Cc: Bob Baer

Thu 5/9/2024 9:03 PM

Dear Planning Commission,

I have not been involved in this topic to date but I have read, heard and watched the debate. From an unbiased distance, I have thought about it and separated from all the debate, from a logical perspective, I've thought about what location makes most sense. To me, it seems like putting the retired farm workers as close as possible to the new farm worker housing at the end of Stone Pine makes most sense. This is where their friends & family will be. 555 is a fairly small footprint. Is there a way to decrease a couple of the planned portables and use it for the retired farm workers. Or is there space in the new corporation yard? Can you plan a small piece from one of the farms, or from Pastorino? What about the land along Leon Arroyo? What about the lot next to Dad's BBQ? How about swapping city owned land i.e. the skate park (plenty of parking) and 555 Kelly? I'm sure Jersey Joe's would love to swap with 555 Kelly. Maybe part of Ted Adcock could move to 555 and allow enough space for the housing or maybe Dad's BBQ. Maybe just build it on the back corner of the parking lot Shoreline Station with all the parking and have the services be in Shoreline? Or maybe spread it out across the Hatch field.

My bottom line, and I think the important take away, is it seems the closer you can locate the two communities together the better. However you best accomplish that should be one key objective, along with others. It seems like many of the same services will be offered to both groups as well. It seems like there are one-time waivers and options to make things happen that otherwise wouldn't be available so perhaps non-standard options could be considered. I understand the process is well along. You may have researched some or all of these options but considering the current state I wanted to share an outsiders thoughts.

Thank you for your time and hard work in trying to make the best decision for the community and the retired farm workers,
Bob Baer

From: Winsor Kinkade

Date: May 9, 2024 at 10:40:43 PM PDT

To: Jessica Blair

Subject: ATTN: Planning Commissioners: Approve 555 Kelly Affordable Senior Farmworker Housing Project

To Half Moon Bay City Clerk Jessica Blair, Attn: Planning Commissioners, City Councilmembers,

Subject: Approve 555 Kelly Affordable Senior Farmworker Housing Project

Dear City Clerk Jessica Blair, Planning Commissioners, and City Councilmembers,

I hope this message finds you well. I am writing today to strongly advocate for the 555 Kelly Affordable Housing project for Senior Farmworkers on the Coastsides. This project is not just a housing initiative but a fundamental step towards ensuring that our senior farmworkers, who have dedicated their lives to agricultural work, have a dignified place to call home.

Over the past three years, the meticulous planning and dedication invested in this project are commendable. However, despite these efforts and the urgent need highlighted by the tragic events at our farms last January, we are now encountering unnecessary delays that threaten the progress of this essential housing initiative.

Housing is a human right. Every individual, especially our senior farmworkers who have contributed immensely to our community, deserves access to safe, affordable, and dignified housing. Denying them this basic necessity not only undermines their contributions but also goes against the principles of justice and equity that Half Moon Bay claims to possess.

As a mental health clinician working closely with the farmworker community in Half Moon Bay, I urge you to consider the significant impact that the 555 Kelly Affordable Housing project will have on the mental health of our senior farmworkers. This project is not just about buildings and infrastructure; it's about offering a sense of security, stability, and dignity to those who have devoted their lives to providing for our community.

I respectfully request that you prioritize and expedite the necessary approvals and processes to ensure that this project moves forward without further delays. Your support in this matter is crucial, and I am confident that together, we can make a tangible difference in the lives of our senior farmworkers.

Thank you for your attention to this urgent matter.

Sincerely,

Winsor Kinkade

From: Kayla Kumar

Date: May 9, 2024 at 11:18:39 PM PDT

To: Jessica Blair

Subject: ATTN: Planning Commissioners: Approve 555 Kelly Affordable Senior Farmworker Housing Project

Subject: Approve 555 Kelly Affordable Senior Farmworker Housing Project

Dear City Clerk Jessica Blair, Planning Commissioners, and City Councilmembers,

I am writing today to strongly advocate for the approval of 555 Kelly Affordable Housing project for Senior Farmworkers on the Coastside. This project is not just a housing initiative but a fundamental step towards ensuring that our senior farmworkers, who have dedicated their lives to agricultural work that feeds our community, have a dignified place to call home.

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I urge you to consider the significant impact that the 555 Kelly Affordable Housing project will have on the lives of our senior farmworkers. This project is not just about buildings and infrastructure; it's about offering a sense of security, stability, and dignity to those who have devoted their lives to providing for our community.

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Thank you for your attention to this urgent matter.

Sincerely,

Kayla Kumar

California Housing Justice Advocate

From: Laurianna Ceja Diaz

Date: May 10, 2024 at 7:24:31 AM PDT

To: Jessica Blair

Subject: ATTN: Planning Commissioners: Approve 555 Kelly Affordable Senior Farmworker Housing Project

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Thank you for your attention to this urgent matter.

Sincerely,
Laurianna Ceja Diaz

From: Alyssa Torres

Date: May 10, 2024 at 7:04:00 AM PDT

To: Jessica Blair

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Thank you for your attention to this urgent matter.

Sincerely,
Alyssa Torres

From: Mauricio Diaz de Leon

Date: May 10, 2024 at 6:49:22 AM PDT

To: Jessica Blair

Subject: ATTN: Planning Commissioners: Approve 555 Kelly Affordable Senior Farmworker Housing Project

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Thank you for your attention to this urgent matter.

Sincerely,

From: nanette kinkade

Date: May 9, 2024 at 11:31:32 PM PDT

To: Jessica Blair

Subject: ATTN: Planning Commissioners: Approve 555 Kelly Affordable Senior Farmworker Housing Project

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Thank you for your attention to this urgent matter.

Sincerely,
Nanette Kinkade

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



May 10, 2024

Chair Margaret Gossett
Vice Chair Hazel Joanes
Planning Commissioners David Gorn, Rick Hernandez, Steve Ruddock
City of Half Moon Bay
501 Main Street
Half Moon Bay, CA 94019

Dear Chair Margaret Gossett, Vice Chair Hazel Joanes, and Planning Commissioners David Gorn, Rick Hernandez, and Steve Ruddock:

RE: City of Half Moon Bay, 555 Kelly Avenue Project – Letter of Support and Technical Assistance

The California Department of Housing and Community Development (HCD) understands the City of Half Moon Bay (City) Planning Commission will hold its third public hearing for the proposed 100-percent affordable housing project to be located at 555 Kelly Avenue (Project). The purpose of this letter is to express HCD's support of the Project and to provide notice to the City that delaying action or denying the Project may result in the violation of one or more state housing laws as described below.

Background

HCD understands Mercy Housing (Applicant) is seeking approval of a Coastal Development Permit and Architectural Review with a density bonus under the State Density Bonus Law (SDBL) to construct 40 residential units for senior farmworkers that are affordable to extremely low- and very low-income households, and that on May 14, 2024, the Planning Commission will consider the Project for a third time.

In 2021, affordable housing was a multi-year City Council priority and the City Council authorized staff to pursue affordable housing development opportunities on City-owned properties. At its November 9, 2021 housing work session, the City Council determined the property at 555 Kelly Avenue, which is owned by the City, should be utilized to address the affordable housing crisis and directed staff to initiate a process for development on the property. On February 15, 2022, the Community Development Department released a Request for Qualifications to solicit interested affordable housing developers, and the City subsequently selected Mercy Housing to construct and manage the residential component of the Project and Ayudando Latinos A Soñar to manage the on-site services for residents.

HCD understands the City has made several commitments to the Project, such as authorizing an Exclusive Negotiations Agreement and Pre-Development Loan Agreement between the City and Mercy Housing to provide funding for the Project; declaring the City-owned property as exempt surplus land and authorizing the Applicant to proceed with the application for the Project; authorizing \$1 million from the City's Affordable Housing Fund; and authorizing an agreement with the County of San Mateo to grant American Rescue Plan Act funds to support the Project.

Additionally, the City has made commitments in its 6th cycle draft housing element (draft housing element) and identifies this property and Project as significant for meeting the City's regional housing needs allocation (RHNA).

Housing Element Commitments

HCD received the City's draft housing element on May 31, 2023, and issued a response letter on August 30, 2023, identifying revisions that will be necessary to comply with Housing Element Law. The City's draft housing element shows the property at 555 Kelly Avenue listed in the Sites Inventory,¹ which identifies this site as available and suitable for residential development from 2023 – 2031 to accommodate the City's RHNA of 480 units, of which 285 are for lower-income households. The Project is also listed as a Pipeline Project under Table C-4 of the draft housing element as a project "between formal proposal and receiving a certificate of occupancy,"² to be counted toward meeting RHNA obligations. This Project alone represents 14 percent of the City's total lower-income RHNA.

Furthermore, the Project is consistent with several Housing Element Programs, including:

- Program 1-8 Diverse and Healthy Neighborhoods: This program states the City shall prioritize developments with 100 percent affordable units on infill sites. The proposed Project is 100 percent affordable to extremely low- and very low-income households and is located on an infill site.
- Program 3-1 Senior and Disabled Housing: The City is required to encourage development of housing for seniors and provide priority processing of applications for residential units affordable for seniors, which the Project meets. This program explicitly references this Project at 555 Kelly Avenue as a Pipeline Project to meet the goal of this program and states that the City will prioritize permitting the Project.

¹ Pg. C-69 Table A: Housing Element Sites Inventory, City of Half Moon Bay 6th Cycle Draft Housing Element

² Pg. C-4 of City of Half Moon Bay 6th Cycle Draft Housing Element

- Program 3-4 Housing for Essential Workers: The City aims to provide affordable housing for essential workforce populations, including farmworkers, by implementing the Workforce Housing Overlay. The Project provides housing to farmworkers and is being processed under the Workforce Housing Overlay.
- Program 4-7 Affordable Housing Fund Management Use: The City will work with the development community to bring forward affordable housing development, including housing affordable to extremely low- and very low-income households, and other housing-related supportive services. The Project proposes that 100 percent of the units will be affordable to extremely low- and very low-income households and provides on-site services to its residents.

The inclusion of this site and Project in the City's draft housing element, and its consistency with applicable planning documents such as the Local Coastal Land Use Plan, suggest that the City has committed to permitting the Project at the density proposed. HCD commends the City's stated commitment to facilitate housing with these programs. However, the fact that the Planning Commission has scheduled a third meeting on the Project, as well as statements made by one or more Planning Commissioners at recent hearings, are cause for some concern. As the City is aware, the state remains in a housing crisis and the provision of housing, especially affordable housing, continues to be a priority of the highest order. Approval of this Project will help meet the housing challenge as well as directly fulfill several of the City's stated housing goals, policies, and implementation programs listed above.

It is important to note that the draft housing element is still under review by HCD for substantial compliance with Housing Element Law, and HCD will continue to monitor the City's progress toward meeting all statutory requirements and ensuring the City meets its RHNA obligations. If the Project is denied, the City must make additional revisions to the draft housing element and identify additional site capacity elsewhere in the City to accommodate the remaining RHNA, further delaying the City's compliance with Housing Element Law, which was due on January 31, 2023.

Housing Accountability Act

In addition, the City should be aware that the Project meets the definition of a "housing development project" under the Housing Accountability Act (HAA).³ Therefore, the City must consider its obligations under the HAA, including approving housing development projects that are affordable to lower-income households unless the City makes a written finding listed in Government Code section 65589.5, subdivisions (d)(1)-(5). The HAA limits a local government's ability to deny, reduce the density of, or make infeasible housing development projects that are consistent with objective local development

³ Gov. Code, § 65589.5, subd. (h).

standards. Subjective standards, such as how the project contributes to the “character” of the neighborhood or city, cannot be the basis for disapproving, reducing density, or rendering infeasible a housing development project under the HAA. A housing development project that meets all objective standards, except those lawfully modified by an SDBL concession and/or waiver, may only be denied or approved at a lower density if the City makes written findings supported by a preponderance of evidence on the record that there is a specific, adverse impact upon public health or safety, and mitigation of the adverse impact is not possible.⁴

Further, the HAA prohibits the City from disapproving a qualified affordable housing development on the basis that the project does not comply with the local zoning and general plan if the developer submits all statutorily required application materials, or has a complete development application, while the City’s housing element is out of substantial compliance with Housing Element Law. This provision of the HAA is colloquially known as the “Builder’s Remedy.”⁵ As noted above, the City does not yet have a compliant housing element, making the City subject to the Builder’s Remedy.

State Density Bonus Law

A project that meets the eligibility requirements of the SDBL is entitled to a density bonus, concessions, development standard waivers, and reduced parking ratios.⁶ The City must grant the specific concessions requested by an applicant unless the City makes written findings, based on substantial evidence, that the concession would (1) not result in a cost reduction, (2) have a specific adverse impact on health or safety, or (3) be contrary to state or federal law.⁷ The City bears the burden of proof for the denial of a requested concession.⁸

It is important to note, because the Project proposes 100 percent of the units to be affordable to lower-income households, the Project is entitled to a height increase of up to three additional stories, or 33 feet, if the project is located within one-half mile of a major transit stop or in a very low vehicle travel area.⁹ In addition, the City may not impose parking requirements if the Project is (1) located within one-half mile of a major transit stop, (2) is for-rent housing for individuals 55 years of age or older and is within one-half mile of a fixed bus route service that operates at least eight times per day, or (3) the development is a special needs or supportive housing development within one-half mile of a fixed bus route.¹⁰

⁴ Gov. Code, § 65589.5, subd. (j).

⁵ Gov. Code, § 65589.5, subd. (d)(5).

⁶ Gov. Code, § 65915, subd. (b).

⁷ Gov. Code, § 65915, subd. (d).

⁸ Gov. Code, § 65915, subd. (d)(4).

⁹ Gov. Code, § 65915, subd. (d)(2)(D).

¹⁰ Gov. Code, § 65915, subd. (p)(3).

Five Hearing Rule

If a housing development project complies with all objective standards in effect at the time the project is deemed complete, after the application is deemed complete, a city shall not conduct more than five hearings before approving or denying the application. If a city continues a hearing to another date, the continued hearing shall count as one of the five hearings allowed.¹¹ A hearing includes any public hearings, workshops, meetings that involve architectural review, or meetings to consider an appeal. HCD understands that the Project has already been heard at two hearings: (1) the Planning Commission public hearing on April 23, 2024, and (2) the Planning Commission public hearing on April 30, 2024. The Planning Commission hearing scheduled for May 14, 2024 will be the third.

Conclusion

HCD urges the Planning Commission to approve the Project and warns the City to be mindful of its obligations under Housing Element Law, the HAA, SDBL, the Five Hearing Rule, and other housing laws as it considers the Project. HCD also reminds the City that HCD has enforcement authority over Housing Element Law, the HAA, SDBL, the Five Hearing Rule, and other housing laws. Accordingly, HCD may review local government actions and inactions to determine consistency with these laws. If HCD finds that a city's actions do not comply with state law, HCD may notify the California Office of the Attorney General that the local government is in violation of state law.¹²

In sum, HCD strongly supports the approval of the Project during this critical housing crisis and appreciates the opportunity to assist the City in meeting its statutory obligations in the decision-making process. If you have any questions regarding the content of this letter or would like additional technical assistance, please contact Jessica Evans at jessica.evans@hcd.ca.gov.

Sincerely,



Shannan West
Housing Accountability Unit Chief

¹¹ Gov. Code, § 65905.5, subd. (a).

¹² Gov. Code, § 65585, subd. (j).

From: Rachael

Date: May 10, 2024 at 8:32:49 AM PDT

To: Jessica Blair

Subject: ATTN: Planning Commissioners: Approve 555 Kelly Affordable Senior Farmworker Housing Project

Subject: Approve 555 Kelly Affordable Senior Farmworker Housing Project

Dear City Clerk Jessica Blair, Planning Commissioners, and City Councilmembers,

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I respectfully request that you prioritize and expedite the necessary approvals and processes to ensure that this project moves forward without further delays. Your support in this matter is crucial, and I am confident that together, we can make a tangible difference in the lives of our senior farmworkers.

Thank you for your attention to this urgent matter.

Sincerely,
Rachael Chavez

From: Yesenia Jimenez

Date: May 10, 2024 at 8:35:36 AM PDT

To: Jessica Blair

Subject: ATTN: Planning Commissioners: Approve 555 Kelly Affordable Senior

Subject: Approve 555 Kelly Affordable Senior Farmworker Housing Project

Dear City Clerk Jessica Blair, Planning Commissioners, and City Councilmembers,

I am writing today to strongly advocate for the approval of 555 Kelly Affordable Housing project for Senior Farmworkers on the Coastsides. This project is not just a housing initiative but a fundamental step towards ensuring that our senior farmworkers, who have dedicated their lives to agricultural work that feeds our community, have a dignified place to call home.

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Sincerely,

Yesenia Jimenez

From: Michelle Paredes

Date: May 10, 2024 at 8:42:33 AM PDT

To: Jessica Blair

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Sincerely,
Michelle Paredes

From: Hart Fae

Date: May 10, 2024 at 11:27:14 AM PDT

To: Jessica Blair

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Thank you for your attention to this urgent matter.

Sincerely,
Lisa Navarra, ASW

From: Chamomile Gloom

Date: May 10, 2024 at 9:04:24 AM PDT

To: Jessica Blair

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Thank you for your attention to this urgent matter.

Sincerely,
Cham Rocamora
(they/he/siya)

From: Nat Low

Date: May 10, 2024 at 8:44:26 AM PDT

To: Jessica Blair

Subject: ATTN: Planning Commissioners: Approve 555 Kelly Affordable Senior Farmworker Housing Project

Subject: Approve 555 Kelly Affordable Senior Farmworker Housing Project

Dear City Clerk Jessica Blair, Planning Commissioners, and City Councilmembers,

I am writing today to strongly advocate for the approval of 555 Kelly Affordable Housing project for Senior Farmworkers on the Coastsides. This project is not just a housing initiative but a fundamental step towards ensuring that our senior farmworkers, who have dedicated their lives to agricultural work that feeds our community, have a dignified place to call home.

Over the past three years, the meticulous planning and dedication invested in this project are commendable. However, despite these efforts and the urgent need highlighted by the tragic events at our farms last January, we are now encountering unnecessary delays that threaten the progress of this essential housing initiative.

Housing is a human right. Every individual, especially our senior farmworkers who have contributed immensely to our community, deserves access to safe, affordable, and dignified housing. Denying them this basic necessity not only undermines their contributions but also goes against the principles of justice and equity that Half Moon Bay claims to possess.

I urge you to consider the significant impact that the 555 Kelly Affordable Housing project will have on the lives of our senior farmworkers. This project is not just about buildings and infrastructure; it's about offering a sense of security, stability, and dignity to those who have devoted their lives to providing for our community.

I respectfully request that you prioritize and expedite the necessary approvals and processes to ensure that this project moves forward without further delays. Your support in this matter is crucial, and I am confident that together, we can make a tangible difference in the lives of our senior farmworkers.

Thank you for your attention to this urgent matter.

Sincerely,
Nat H.N. Low, PhD

From: Sofia Solorzano

Date: May 10, 2024 at 11:43:18 AM PDT

To: Jessica Blair

Subject: ATTN: Planning Commissioners: Approve 555 Kelly Affordable Senior Farmworker Housing Project

To Half Moon Bay City Clerk Jessica Blair, Attn: Planning Commissioners, City Council members,

Subject: Approve 555 Kelly Affordable Senior Farmworker Housing Project

Dear City Clerk Jessica Blair, Planning Commissioners, and City Councilmembers,

I hope this message finds you well. I am writing today to strongly advocate for the 555 Kelly Affordable Housing project for Senior Farmworkers on the Coastsides. This project is not just a housing initiative but a fundamental step towards ensuring that our senior farmworkers, who have dedicated their lives to agricultural work, have a dignified place to call home.

Over the past three years, the meticulous planning and dedication invested in this project are commendable. However, despite these efforts and the urgent need highlighted by the tragic events at our farms last January, we are now encountering unnecessary delays that threaten the progress of this essential housing initiative.

Housing is a human right. Every individual, especially our senior farmworkers who have contributed immensely to our community, deserves access to safe, affordable, and dignified housing. Denying them this basic necessity not only undermines their contributions but also goes against the principles of justice and equity that Half Moon Bay claims to possess.

As a mental health clinician working closely with the farmworker community in Half Moon Bay, I urge you to consider the significant impact that the 555 Kelly Affordable Housing project will have on the mental health of our senior farmworkers. This project is not just about buildings and infrastructure; it's about offering a sense of security, stability, and dignity to those who have devoted their lives to providing for our community.

I respectfully request that you prioritize and expedite the necessary approvals and processes to ensure that this project moves forward without further delays. Your support in this matter is crucial, and I am confident that together, we can make a tangible difference in the lives of our senior farmworkers.

Thank you for your attention to this urgent matter.

Sincerely,

Sofia Solorzano Flores, AMFT#117668/APCC#7453

From: Linda B. Goldstein
Sent: Friday, May 10, 2024 12:29 PM
To: Jessica Blair
Subject: 555 Kelly

Jessica Blair,
HMB City Clerk

As a resident of Half Moon Bay for 22 years I am absolutely in support of 555 Kelly. Our Senior Farm Workers deserve a decent home. 555 Kelly is an ideal location for them, near downtown. The building itself is not a sore thumb as some are saying, instead it's architecturally an enhancement of the area. Parking isn't as much of a problem as some are fearing. This is because most of the Farm Workers don't have cars. They ride bicycles or walk.

Thank you for the opportunity to speak out in support of ALAS .

Linda B. Goldstein,
Coastside Jewish Community
Coastside Faith in Action

555 Kelly Street proposal for 40-unit residential building with onsite staff.

The Planning Commissioners deserves our thanks for the many hours they invest in making decisions for our community. The approval of the building at 555 Kelly is not being held up by the Planning Commission. It is the applicant, ALAS, who is causing the process to drag with 6 hours of emotional statements about how workers suffer. They apparently do not understand the role of the Planning Commission is to review the architectural plans in light of building codes and to recommend variances or concessions.

What is in question is the location, scope, and size of this project. The Planning Commission must strike a balance that resolves citizen concerns while adhering to the State's Density Bonus Law. ALAS is deeply invested in this project being built at this site. They are rushing to take advantage of public funds, and the proposal includes 40 beds because that number is necessary for a tax break. So, it's about getting the money immediately, without considering long-term consequences.

There are available properties for development that would place residents closer to Safeway, CVS, New Leaf, and the hardware store. But it will take time to select another site, so the most realistic solution may be to amend the project at this location. Overall, the immense size of the building is the greatest problem. If the proposed building can be significantly reduced in size, many community concerns can be ameliorated.

Environmental Impact:

Evidence of a negative impact on the physical environment includes the loss of seventeen heritage trees. Nine are scheduled to be replaced with smaller trees. Eighteen parking spaces with access to Highway 1 will be lost from the Adcock Center and the Kelly St. driveway to Shoreline Station will be narrowed. The single-story Adcock Center will be hidden behind the 5-story building.

Constructing a five-story building next to Cunha Intermediate School will dwarf the historically significant building. In 1990, the American Institute of Architects produced documentation on HMB's Historic District. They identified Cunha as a key historical example of Art Deco construction, not just for the Coastsides, but for San Mateo County, deserving of official Registry Listing.

At five stories, this would be the largest building in Half Moon Bay. Reluctance or refusal to put up *story poles* suggests that the applicant does not want to show how large the proposed building will be. If *story poles* obstruct the Shoreline Station driveway, that will provide evidence for safety considerations. For comparison, the 40-unit Mercy Housing

project at 925 Main Street looms over Main Street and the lack of parking spaces pushes cars down to a dirt area at the end of Metzgar St.

The Density Bonus Law does not provide concessions for office space, only for housing. No one doubts the value of providing housing for elderly people, but this proposal is for a mixed-use building, with new offices for ALAS. There are alternatives that could mitigate both the height of the building and the parking concerns. Currently available, 6,476 square feet of space for rent at Shoreline Station, from which ALAS can deliver client services. If they lease space there, they would be eligible to use Shoreline's parking lot. The height of the proposed building can be reduced by removing 2,500 square feet of ground-floor offices.

School Safety:

The Event Center has an attractive entrance, but no drop-off area and the school has no bus or car loading zones. Because the school district does not provide bus transportation, parents have no choice but to deliver and pick up their children. The Event Center hosts basketball, volleyball, and wrestling events Monday through Thursday and sometimes on Friday and Saturday. Teenage drivers from competing schools attend the varsity and JV games.

The Education Code for school sites requires consideration of

- Population density and traffic
- Maximizing Safety
- Accessibility for pedestrians
- Accessibility for Busses and cars
- Accessibility for Waste Disposal
- Accessibility for Emergency services

Questions:

Have parking concessions already been granted for the library, the school, and the event center? If so, must additional concessions be granted in the same location? Can Kelly Street be widened to accommodate drop-off and loading zones?

Eighteen proposed parking spaces are certain to be inadequate for forty residents, much less for the staff and folks who seek services. The standard for parking spaces is 1 per 1-bedroom unit and 1.5 for 2-bedroom units. Street parking cannot be counted, and staff parking is estimated to require 20 more spaces. The proposed new parking lot will empty directly onto Kelly between the Shoreline Station entrance and the Catholic church driveway. ALAS has made assumptions about parking at the church, but the church denies such an agreement and even opposes the location of this project. Has ALAS confirmed an agreement to use the parking at Shoreline Station?

According to the California Bonus Density Law, the proposed 555 Kelly project needs nearby public transportation. To be granted a parking concession, the development must be “within ½ mile of a major transit stop operating at least 8 times per day.”

Fire Protection standards require 30’ of defensible space around a building. The small setbacks on all sides preclude that safety measure. At street level the building will block sight lines for cars entering and leaving Shoreline Station.

Respectfully submitted,
Jane Lewis
Resident
Half Moon Bay, CA

Citizen Comments on 555 Kelly Proposal. – Peter and Elizabeth Smith, 2411 Cabrillo Hwy S., Half Moon Bay

The proposed project is a good idea in the wrong location. In past years careful city planning and community development has created a vibrant and well utilized citizen options that include the Boys and Girls club, Farmers market, Adcock Community center, Coast side Health clinic, Police dept, Cunha middle school and athletic field, and Library expansion. Citizens assess for parking at these venues is frequently a negative issue for most of these. The proposed project footprint just does not have the space to handle the 40 units and will negatively impact the small-town charm that many have worked so hard to create. Since the inception of the 555 Kelly project, however, ample space has likely become available with the city and county interest in the 50 ac former Bay Cities flowers property. Use of this property could allow the proposed 40 units to be designed and constructed consistent with existing city LUP and building codes. It could also provide a more comfortable more single level “non high-rise” environment likely preferred by the proposed retired farmworkers.

Access to power, sewer, public transportation, parking, and emergency services already exist and are available at this site. Many of the design elements of the proposed design could be reused. Additionally, nearby developments at Moon Ridge, and retirement community Canada Cove could improve the sense of community for residents of the proposed new complex.

Please consider the recommendation to consider moving the 40 unit target site location to the former Bay Cities site, and incorporate this project into the already active housing collaboration with the County of San Mateo.