

POST AGENDA PUBLISHED
Public Comment 05.13.2024 THRU 05.14.2024
05.14.2024 Planning Commission
PDP-23-34 /555 Kelly Avenue

Lisa Navarra – 05/13/2024
Jenny Walter – 05/13/2024
Chris Iglesias - 05/13/2024
Victor Borelli - 05/13/2024
Kassandra Talbot - 05/13/2024
Alberto Guardado – 05/14/2024
Kirk Reimer - 05/14/2024
Lisel Taner - 05/14/2024
Melinda Quick - 05/14/2024
Barbra Mathewson - 05/14/2024
Lisa O'Neill - 05/14/2024
Kris Nations - 05/14/2024
Kristen Andreatta 05/14/2024
Vanessa Corbett - 05/14/2024
Stephanie Duncan - 05/14/2024
Greg Virgallito - 05/14/2024
Cid Young - 05/14/2024
Suzanne Moore - 05/14/2024
Camille Fonanilla - 05/14/2024
Diane Kampe - 05/14/2024
Erica Sanchez - 05/14/2024
Jennifer Moore - 05/14/2024
Robbie Moody – 05/14/2024
Dan Haggerty – 05/14/2024

From: Hart Fae lisa.navarra.therapy

Date: May 13, 2024 at 4:22:43 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.

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,
Lisa navarra, ASW

Hedger & Walter, LLC
711 Main Street
Half Moon Bay, California 94019

May 13, 2024

Half Moon Bay Planning Commission
501 Main Street
Half Moon Bay, CA 94019

Re: Support for Affordable Senior Housing and ALAS Farmworker Resource Center (555 Kelly)

Dear Honorable Commissioners:

I am writing as a resident of Half Moon Bay in support of the project that is proposed by Mercy Housing and ALAS at 555 Kelly. As a lawyer, I understand the precedent-setting nature of this project and the complexities of implementing state housing mandates. Hard work, attention to detail, and an understanding of community concerns resulted in the careful design of this project. I urge you to approve this proposal.

We all came together in the wake of the mass shooting and understood that action was desperately needed to address the needs of our farmworker community. We witnessed ordinary citizens and politicians vowing to take concerted action. I am proud to live in a community that recognizes injustice and together, works to address injustice. The proposal at 555 Kelly is a gift, which allows us to take action together and build farmworker housing along with wraparound services for our most vulnerable population—senior farmworkers.

We lived through the tragedy and vowed to act. This would be justification alone to adopt the proposal. As you deliberate and take into account those who would oppose this proposal, consider how this proposal is a gift to our community: (1) funded to help the City meet its state mandate for affordable housing stock and (2) a model for other cities to follow—appropriately designed, multifamily, in-fill residential development in the town center, which takes care to provide wraparound services for its residents.

The opposing views relate to the building's height, parking impact, location, and a perception that the project jumped a cue and will set a bad precedent.

The project cannot be denied based on its height or insufficient parking spots. The applicant considered these important community concerns in the design of the project. While it would be the tallest building in town, the substantial setback of the 5th floor will make the façade of the building only marginally taller than the event center across the street and will not appear dramatically out of scale with the other tall buildings in the downtown area. Eighteen parking spots are included in the design. They will be awarded on a lottery basis to those residents with cars. For those residents who do not receive parking, it is anticipated they will find parking in the

area. I work just two blocks from the site and on the vast majority of days and times, there is ample parking, especially at the nearby 12-hour spots.

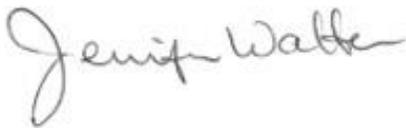
The project cannot be denied because of its location. It is an appropriate addition to the portion of Kelly Avenue between Highway 1 and Main Street. Situated in the heart of our fair City, where we have steadfastly adhered to shared community values – a vibrant community where, as our City motto is “vivir, trabajar, jugar”—the housing for our farmworkers will join the many other jewels in our downtown, to name a few: the Library, the resource centers of Abundant Grace, ALAS, and Coast House, and on Main Street, the new Economic Opportunity Center, Senior Coastsiders, and the Pride Center. And just down the street from 555 Kelly, at Kelly and Main, we have a beautiful mural, a tribute to farmworkers and agriculture. It is only fitting that we honor our neighbors with the dignity of a safe, affordable place to live a stone’s throw from that mural.

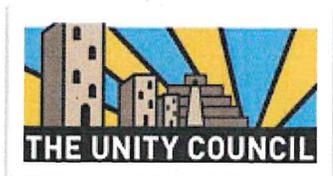
The project cannot be denied for jumping some imaginary cue. Just because other applications have had longer processing times does not mean we should not act on this one. The urgency was felt by all of us when we lived through the mass shooting. The Planning Commission does not have a first come, first serve/approve policy, but rather must carefully look at each proposal on its own merits, evaluate compliance with relevant laws, and after community input, decide on the merits of each proposal. As the comprehensive memo accompanying the proposal stated this proposal is compliant with all laws.

Half Moon Bay was thrust into the public eye during the mass shooting. Today, we have the opportunity to show the world our resilience and commitment to do the right thing by our neighbors-senior farmworkers. Please make 555 Kelly a reality so that we can all benefit from the jewel it will become in our town.

Thank you for your careful deliberation as you make this important decision for our town.

Sincerely,

A handwritten signature in cursive script that reads "Jenifer Walker". The signature is written in dark ink and is positioned below the "Sincerely," text.



May 13, 2024

✓ Jessica Blair
City Clerk
City of Half Moon Bay

Attention: Planning Commissioners
City Councilmembers
Mayor Joaquin Jimenez

Re: 555Kelly@hmbcity.com

Dear Clerk Blair,

On behalf of the board of directors and staff of the Unity Council, we fully support the development of 555 Kelly and urge the Planning Commission to approve the development and move the project forward.

The Unity Council is a 60-year old social equity development corporation (nonprofit) based in the Fruitvale neighborhood of East Oakland. We have developed close to a 1,000 units of affordable housing for seniors, families, and our essential worker community. We are very excited for the Half Moon Bay community to have this wonderful development teed up and ready to go. And from where we sit, we see this as just the beginning for Half Moon Bay to become a leader in the development of affordable housing for its essential workers, and especially farm worker housing.

The Unity Council provided early guidance to Dr. Belinda Hernandez-Arriaga and the Board of Directors of Ayudando Latinos a Soñar (ALAS), and know that they have an experienced and talented partner with Mercy Housing.

I extend a heartfelt invitation to the Planning Commission, City Council, and Mayor to visit us in Fruitvale so that you can witness firsthand the impact that these types of developments have on the community.

Over the past 3-weeks, we have been honored to host distinguished guests in Fruitvale, including Health & Human Services Secretary Xavier Becerra, former HUD Secretary and current CEO of the Latino Community Foundation Julian Castro, Attorney General Rob Bonta and Insurance Commissioner Ricardo Lara. We encourage you to leverage the support and expertise of these leaders, who are ready to assist your endeavors in Half Moon Bay. Their commitment to equitable development and social justice aligns with our own values, and their advocacy could be instrumental in advancing your goals.

Time is of the essence, and we urge you to take prompt action to keep this project on track. Our essential farm workers have been integral to the vitality of your local economy and the overall prosperity of our state. It is imperative that we reciprocate their dedication and labor with tangible support and opportunities for advancement.

Con respeto (Respectfully)



Chris Iglesias
Chief Executive Officer
The Unity Council

The Unity Council

1900 Fruitvale Ave, Suite 2A, Oakland, CA 94601
510-535-6900 Office • 510-534-7771 Fax • www.unitycouncil.org

From: Victor Borelli
To:555 Kelly - Mercy/ALAS/City
Cc:Marty Borelli Vic Borelli

Mon 5/13/2024 8:23 PM

To all concerned,

My wife Martha and I own/reside at 489 Kelly Avenue in HMB, and despite living here 9-10 years, this is the first we are hearing of this project (just found out last week), which is very disturbing at minimum, and very reminiscent of how the Homeless Covid housing at the Coast Side Inn was not disclosed and rammed down our throats 2 days before the deal was finalized by Don Horsely, et al and HMB Council & Mayor. This is a Representative Republic, not a Dictatorship or Monarchy.

We politely request that this email and our questions be read into your record for posterity and possible use by us in an appeal, referendum or other remedy to us and other like-minded neighbors..

These statements and questions are:

1. Is the city/county exempt from notifying in writing a radius of property owners/tenants of the proposed change of zoning/use and need for a conditional use hearing like a private citizen would have to endure?
2. Why isn't this matter placed on an election ballot as it should be? It is only right to have registered voters in Half Moon Bay to be allowed the voice to approve not only the project, but the use of Taxpayers Money.
3. Who's idea was it to design a dormitory/hospital-like mid-rise with no real yard or open space? Convince us why someone who has worked land wouldn't want open space?
4. Why are there 2 bedroom units when a retired farmworker likely only needs a studio or 1-bedroom?
5. Who will be accountable to the citizenry to vet applicant-residents to ensure that they have a bonafide and lengthy history of working farms locally?
6. Why are you building a new building at such an exorbitant cost (\$1.1 M. per unit)? You already own the Coast Side Inn which is a two-story, remodelled structure with ample parking and open space? Covid is over and the county promised it would revert to elderly or Low income housing (did you lie to us)?
7. Why not go modular on Hatch School land near Poplar? There is much open field space not being utilized.
8. Did you conduct either or both an Environmental and Economic Impact Research Study(s)? If not, why?
9. What are our remedies to oppose this project while it goes under further and proper review?
10. A better use for 555 Kelly would be an expansion of the Adcock Center or even a HMB Museum accentuating its rich farm, ranch and logging history?

I am a housing and development- specialized Realtor in San Francisco and San Mateo Counties for 43 years. This plan is ill -contrived and conceived and is unfair to adjacent property owners who are greatly impacted by this project and Coast Side Inn. Your hearings (I have gathered and been told) are packed with "plants". Many activists out of the area are shouting down neighbors and HMB is getting pressure from a Governor who has single-handedly ruined San Francisco (laid all the groundwork) as Mayor, then took his circus statewide, and now wants to go national.

My property value has greatly decreased due to the Coast Side Inn project and will be further impacted by 555 Kelly. I would be happy to sit down with you all to come up with a win-win solution, and I am sure we can get more like-minded professionals as well.

We thank you in advance for your consideration and request you reply and acknowledge receipt of this email. We will be sending a BCC to my neighbors and friends here as well as send it to the SF Chronicle, Daily Journal and other media locally

Victor Borelli-

Half Moon Bay, CA 94019

Dr. Kassandra Talbot
PO BOX 742
Pescadero, CA 94060

May 12th, 2024

Half Moon Bay City
501 Main St.
Half Moon Bay, CA 94019
650.726.8910

Attn: Planning Commissioners, City Councilmembers and Mayor Joaquin Jimenez

As a longtime resident of the coastside, I am writing to express my strong support for the proposed farmworker housing project. It is a matter of justice and community well-being that requires our urgent attention and action.

Throughout my time here, I have observed a stark disparity in housing conditions, which often mirrors broader societal inequities. Unfortunately, our farm workers—whose labor is crucial to our local economy and our daily lives—face substandard living conditions that no one should endure. This project represents a critical step toward rectifying these long-standing issues.

The opposition to this housing initiative often cites concerns such as aesthetics, increased downtown crowding, or the suitability of the location for the residents. However, it is hard not to see the echoes of past discriminatory practices like redlining in these arguments. Would these objections still hold if the housing were intended for upper class residents and/or different identities? This rhetorical question exposes an uncomfortable truth about the resistance being less about logistics and more about maintaining a divisive status quo.

It is essential to challenge the narrative that seeks to 'other' our farmworkers and to recognize them as an integral part of our community. This project is about human dignity, about providing safe, decent, and accessible housing to those who contribute so much to our community. By supporting this initiative, we are affirming our commitment to equity and the idea that everyone in Half Moon Bay deserves a chance to live in a safe and supportive environment.

I urge the City Commission to approve the farmworker housing project and set an example of leadership and compassion that truly reflects the values of our community. I know that through careful consideration Half Moon Bay Councilmembers will make the equitable and fair decision.

Thank you for considering my views on this vital issue.

In CommUNITY,

Kassandra Talbot

Dr. Kassandra Talbot (she/her/hers)

FROM: Alberto Guardado
To:555 Kelly - Mercy/ALAS/City

Tue 5/14/2024 7:01 AM

Planning Commissioners
City of Half Moon Bay
501 Main Street
Half Moon Bay, CA 94019

Dear Planning Commissioners,

I am writing to express my strong support for the proposed Farmworker Affordable Housing Project at 555 Kelly Avenue. This project represents a significant and much-needed step toward addressing the critical housing shortage faced by farmworkers in our community.

Farmworkers are the backbone of Half Moon Bay's agricultural sector, contributing immensely to the local economy and ensuring the sustainability of our food systems. Despite their invaluable contributions, many of these workers face severe housing challenges, including overcrowded living conditions and high rental costs that consume a disproportionate share of their incomes. The development of affordable housing at 555 Kelly Avenue is a compassionate and practical solution to these issues.

To take a more personal approach I beg those that oppose this to understand how hard projects like this are to achieve. They are glimmer of hope that those that break their backs with no hope of retirement in a society that tends to be forgotten. It took a tragic event to shine light on their housing. Do you know how heartbreaking that people take interest in your lives only when people are killed. It can create animosity. We can worry about where are tax dollars are going. Even ask, what about us, if them? We have to help each other and sometimes it takes helping someone else first to eventually get yours.

I wish that wasn't so but we must face realities together. I want to continue to fight for housing for all those that wish to have it. Being a positive sign for your communities and helping others not only when it benefits you or keeps you comfortably in your corner is what I believe we all truly aspire to do.

One project like this will not change our housing situation overnight but creating roadblocks can have crippling effects for years.

Thank you for considering my perspective on this important matter.

Housing is Dignity – Housing is Stability – Housing is Community – Housing For All

Sincerely,

Alberto J Guardado
Managing Director

Lic. 02007623

Real Estate Collective Group

From: Kirk Riemer
To:555 Kelly - Mercy/ALAS/City

Tue 5/14/2024 7:35 AM

I believe we can do much better than shoe-horning something into the 555 space. For example, might we redo Ted Adcock Center and triple the number of housing units as well as have a better community service center, all with a better setback from Kelly? TACC has a kitchen and some community service space, both of which are slated for 555. Why duplicate.? Why not think farther forward about a better future for the aging and inadequate TACC space? There could be multiple stories of BMR housing above a TACC replacement that would not be view-blocking nor encroaching on the Kelly curb line.

Gov. Newsom could help with funding a broader vision rather than lobbying for a special interest solution for a very-well funded foundation (ALAS) who clearly has the ear of the current governor. The Stone Pine 49 units, and also now the former Bay City Flower housing development plans reduce the urgency for a 555 Kelly decision. We should take time to visualize what we really need and want for downtown.

Kirk Riemer Garcia Ave HMB

From: Liesl Taner
To: Bridget Jett

Dear City of Half Moon Bay,

I am a life long resident of Half Moon Bay (48 years). I also live in the downtown area. I am opposed to the proposed housing project proposed at 555 Kelly Ave. The scope is outrageous, ignores serious parking issues downtown (see Streetscape Master Plan Survey <https://www.half-moon-bay.ca.us/DocumentCenter/View/6481/Streetscape-Master-Plan-Survey-Findings?bidId=>) and the surrounding neighborhoods, affects school zones as well as environmental tsunami and flood zone issues with proposed underground parking.

This project also goes beyond the housing development adopted by the city with high and medium density allowances.

See Plan HMB Housing Element Plan: <https://www.hcd.ca.gov/housing-elements/docs/half-moon-bay-5th-adopted090515.pdf>

Please consider different land available by the county or city that is not affecting our population to such an extreme. This will greatly affect our small business owners, locals and tourists shopping downtown (economy), school age children and families (safety and congestion) and environmental concerns (coastal development, flooding zone). Perhaps the land south of town for sale that was previously a mushroom farm. There is already County Transit on that route and is close to downtown.

Thank you,

Liesl Taner

FROM: Melinda Quick
To: Bridget Jett

I was so excited when I heard that Half Moon Bay was working to get low income housing - we have so many people on the coast that would benefit from low income housing.

Then I heard it was for retired farm workers that seemed a bit short sighted and unfair to all the others on the coastside that need more affordable housing.

Then I learned the location for this housing project was Kelly Avenue across from the Boys and Girls club. This area is already so congested! People can't turn at the light from hwy 1 onto main. With the middle school there and all the parents dropping off and picking up, where will all the cars go? This project is taking away the parking lots across from the boys and girls club that is used heavily for school, the boys and girls club, the farmers market and parking for people shopping on Main Street.

This 5 story building is to have 40 units plus the resource center and offices with only 18 parking spots. The 18 parking spots will not even cover parking needs for the residents that live there and for people who will be working there or coming to events held there. Where are the cars to park? Downtown already has limited spots to park and Kelly Ave is a very busy road with school traffic and you are removing parking lots.

There are many more suitable locations to build low income housing - I believe moon ridge has more space.

If you are building this for retired farm workers, building where there can be green space would be more appropriate- also I still think this low income for retired farm workers is very short sighted as we have more than just retired farm workers that need affordable housing.

Sincerely,
A concerned Half Moon Bay community member
(I actually live in Half Moon Bay)

From: Barbra Mathewson
To: Bridget Jett

Tue 5/14/2024 8:43 AM

Dear Planning Commissioners,

First off I'm so sad you're in such a frustrating position I've watched these last 2 meetings and can't imagine the pressure, so thank you for your service to our Community.

I am a lifelong Coastsider, own 3 properties in HMB.
I am 100% in favor of low income housing when done right.

That building is just too big in an already congested area. If it was scaled down I'd be more than happy to support it and if it was moved to Stone Pine or at the bottom of the high school or even at the old Bay Nursery site it would get my full support.

The time people have spent saying we are against Farmworkers and low income families is just not true. I know your hands are pretty much tied and the Governor weighing in is infuriating with just half the facts. So most likely your going to approve, since all the rules and laws are being passed over for this.

I appreciate your time and again thanks for your service.

Barbra Fain-Mathewson

From: Lisa ONeill
To: Bridget Jett

Tue 5/14/2024 8:44 AM

Hello,

I'm just curious where all the people that would live at 555 Kelly are going to park???? Have you been down to Moon Ridge after everyone gets home? Cars are parked all the way to highway 1 on both sides!! Those apartments are not going to "retired farm workers" and everyone knows it. Everyone who lives there is going to have a vehicle. You are looking at over 100 cars (if not more) for 18 parking spaces! Once again no one sees the big picture and the townspeople will suffer for it. The project is totally out of character with the rest of the town also. What happened to 2 stories, 3 at most???? I believe this project is going to be a complete disaster and needs to be sent back to the drawing board. Thank you for your time. Best regards, Lisa ONeill

From: Kris Nations

Date: May 14, 2024 at 8:46:12 AM PDT

To: Jessica Blair

Subject: writing in support of the 555 Kelly Ave build

Hello,

I am writing in support of the 555 Kelly Ave Build.

I attended the meetings, and although I know the concerns, I think the project should move forward. The positive impact will outweigh the concerns.

Thank you,

Kris Nations

--

Kris Nations

Main St.

Half Moon Bay, CA 94019

From: Kristen Andreatta
To: Bridget Jett

Tue 5/14/2024 9:35 AM

Greetings!

My name is Kristen Andreatta. I have lived in Half Moon Bay for 10 years now. I love our city and community with all my heart.

I'm saddened to see we are thinking about building a huge building on Kelly. It is evident whoever thought that was a good idea is not familiar with our city's layout. I'm all for extra housing, but that location is not correct! It will make a mess of Main Street. The infrastructure cannot contain that many people in the downtown area. Places like Moon Ridge or south of town can. Even somewhere closer to 92... but that area would be an awful place for that huge building with so many occupants.

Please consider another location. This could really harm our city and tourism. It would flood our little downtown making it impossible to walk freely and enjoy.

Please reconsider,
Kristen Andreatta

From: Vanessa Corbett
To: Bridget Jett

Tue 5/14/2024 9:40 AM

I think that the above project takes away from the smalltown charm. Adding a 5 story building in an area that is already horribly congested daily from school traffic, and weekends, farmers markets and church events is making it harder and harder to get anywhere or find parking in the area. My mother lives on Kelly on the beach side and the traffic on that side is horrible as well and the city/school wants to build housing there too. This is ridiculous. Residents cannot even go grocery shopping without having to plan around the traffic, let alone get off the street in an emergency. Parking is so sparse on the street people feel entitled to park in her driveway, blocking her in and the city/county will not even do anything about it.

Having 18 parking spaces allotted for a 40 unit building is laughable. If there will be multi room units where are you going to put all the extra cars?

Tue 5/14/2024 9:41 AM

Dear City Council,

Subject : 555 Kelly Ave

While more reasonably priced housing is needed, this proposed project is far too big for its location. It's too close to a main artery to downtown. You will be responsible for choking off traffic coming from Highway 1 to Kelly Ave and Kill business to the Main Street merchants who have been actively revitalizing downtown.

Find a better location!! The ideal location is the property at 940 Main st. The 2 acre property between Main and Highway 1. The old farm house could be renovated for offices. You could spread out the building and make it 3 -4 stories that can accommodate 40 units and still have land for a garden and more of a park like setting for the Seniors. Still close to shops for walking. Plus accessible to Senior Coastsiders services across the street on Main St.

Just because the City owns a small house on Kelly Ave doesn't mean you put a giant building on the same property. Do you want Kelly Ave to become El Camino? That's exactly what this looks like some generic building that are popping up along El Camino in San Mateo or Redwood City. Get creative, buy the 940 Main St property- it will more than save the cost of under grounding parking on a Kelly Ave which alone will cost at least 6-7 million to build.

While the state mandates you throw out every building policy, doesn't mean you ruin a vital historic business district. You will be the Council that kills the historic downtown with an out of place building right at a key entrance way to an already active entrance.

Relocate the project!!!

Stephanie Duncan
Half Moon Bay

Tue 5/14/2024 9:55 AM

Hello Bridget and Commissioners,

I am reaching out with the hope that you deny the project at 555 Kelly, and to offer support in making this difficult decision today. I would imagine it's one of the toughest decisions the planning commission has ever had to make. I am urging you to stay strong and remember, ultimately that you represent not only the farm workers but all citizens of the Coastside.

I am hoping that you can see past the tactics that are playing on our emotions. I hope that you also don't cave in as a result of the Governor stepping in with his bullying tactics.

Being a 30-year resident and 25-year educator here on the Coastside, currently working in Pescadero, I am deeply embedded within the farmworker community. Over 80% of my student's families are Latino, and most of them are these farm workers. I absolutely, wholeheartedly agree that housing is needed. Just not there, and not of that scope. It will forever change Half Moon Bay.

I am urging you, even though legal action may be looming, to deny this project.

Thank you,

Greg Virgallito

From: cid4houses
To: Bridget Jett

Tue 5/14/2024 9:58 AM

There is Undue Pressure on the Planning Commissioners Regarding 555 Kelly.

- Mission Creep (Past & Future) it was 40 studios now 5 stories with a Commercial add-on making it mixed use and Not 100% affordable HOUSING.
- Congestion on Kelly unresolved
- Inadequate on-Site Parking
- Need for Tge City to create Off-Site Additional Parking for this Housing Complex with vouchers
- Businesses & their customers plus nearby residents won't be able to park so "What is the Plan"?
- The City needs to get agreements with Shoreline Station Owners, The Catholic Church and Cunha to help secure additional over-flow parking for 555 Kelly Residents for a monthly fee, because the Developer is exempt!
- Regarding the Height - please consider relocating ALAS to make it only 4 stories AND 100% Affordable Housing
- The Ground Floor Commercial can be elsewhere!
- Lease Restrictions need to be required so it stays 55+ housing and Only for Farmworkers (To avoid the mission creep like at Moonridge)
- Annual Audits are needed to assure occupancy and intended use is maintained
- Consideration of State Housing Laws "workarounds" to satisfy citizens who are opposed to this project

I am not opposed to Farmworker housing, but it was supposed to be studios, and now it has morphed into a 5 story building with only 17 parking spots (plus one for a manager) and studio,1 or 2 bedroom units. What is the maximum bedroom occupancy limit, or is there going to be one?!

Cid Young

From: Suzanne Moore

Date: May 14, 2024 at 9:19:07 AM PDT

To: John Doughty HMB Planning Commission Margaret Gossett Hazel Joanes David Gorn Rick Hernandez < >, Steve Ruddock

Subject: 555 Kelly

Honorable Commissioners and Staff,

Suzanne Moore, 25-year coastal resident, Member of Pacifica Housing 4 All, San Mateo County Anti-Displacement Committee, and the Housing Leadership Council Policy Committee - and this letter reflects my personal opinions.

Thank you, Commissioners, for your consideration of 555 Kelly. As with any project, community members may be fearful of change. I honor your task, as Commissioners, to listen to your community and mitigate concerns.

Half Moon Bay has shown its ability to consider all of its residents, even those historically left behind. Our senior farm workers deserve safe, affordable housing after serving our coastal community for so many years. The 555 Kelly project meets the needs as outlined in Half Moon Bay's Housing Element, speaks to the vision of California's Fair Housing Act, and reflects the generosity of a grateful community. The project is our best opportunity to shine.

Your leadership is needed to guide this project forward. The 555 Kelly project fills a long-delayed community need and represents the very best of who we are.

Thank you.

--

Suzanne Moore



May 14, 2024

Mayor & City Council
City of Half Moon Bay

Re: City of Half Moon Bay Support for Farmworker Housing

Dear Mayor Joaquin Jimenez, Planning Commissioners, City Councilmembers,

We are writing to call on you and the City Council to ensure local farmworkers receive the housing and resources they desperately need.

Over the past three years, our colleagues at Ayudando Latinos A Soñar (ALAS) and Mercy Housing have developed a plan for a 5-story, 40-unit complex with a dedicated resource center for senior farmworkers. The initiative has secured \$5.2 million in funding, including contributions from state and local sources and \$1.88 million from congressional efforts by Congresswoman Eshoo for a farmworker resource center which will also be housed on site.

Persistent delays in the approval process are exacerbating the already dire living conditions of Half Moon Bay's senior farmworkers—conditions that have made headlines across the state and drawn sharp criticism from Governor Gavin Newsom —and may now jeopardize the project's eligibility for the additional state affordable housing tax credits crucial for the project's launch.

Applications for affordable housing tax credits, which make up most of the money still needed to finance this project, are due in July and cannot be submitted until the project has local approval. Public comment has been overwhelmingly in favor of the project. Now is the time for the Planning Commission to demonstrate genuine support for Half Moon Bay's farmworker community.

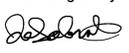
Sobrato Philanthropies has spent two years on robust community-level data analyses and community engagement. Everything we have learned tells us that farmworker (and other essential worker) populations in Silicon Valley are in dire need of both housing security and economic mobility supports. We are using this knowledge to direct our resources towards these efforts throughout the region, including \$1.5 million to projects in Half Moon Bay over the last 6 months.

Now, your farmworker community needs you.

Understanding the essential role the planning commission plays in ensuring safe, responsible development, we call on those involved to ensure that this project receives the approvals and support needed to move forward efficiently and in accordance with state law.

Thank you for your consideration and for your service to Half Moon Bay.

Sincerely,

DocuSigned by:

17CC8AD62207486...
John A. Sobrato

The Sobrato Organization and Sobrato Philanthropies

From: Diane
To: Bridget Jett

Tue 5/14/2024 11:34 AM

A good idea but the location is wrong! Too large a structure on too small a lot, the city owns many properties that would be more appropriate. Also too many loopholes that will be abused, the fact that only 1 retired worker over 50 has to be in residence encourages many other family members to move in, we see this at Moonside and when the over 50 yr old passes will the relatives have to move out? Who will be in charge of checking up on these residents who also may have many vehicles in a lot not large enough to begin with?

Half Moon Bay doesn't have that many ag farms that the workers are unhoused now. Most of the large farms provide housing for their workers.

Bay City flowers which the city has purchased are more appropriate,, prefab homes with plots for the retired to garden at their pleasure and run hourly shuttles to HMB for errands would be a better fit, also room for parking cars and trucks and many family members.

Infill the area by the post office is another option, many more prefabs could be put there to accommodate the retired.

Don't be bullied by outside sources, Weiner and Newscum, they are lining their pockets with graft \$\$ and are crooked on so many levels.

Try to be fair to the parents of the Cunha kids, church and business people who line Kelly and ancillary streets.

This is a good idea but the location is all wrong.

Regards

Diane Kampe
San Benito St.
HMB, Ca,

5/13/2024

Dear Planning Commission,

I am a 45 year old, 3rd generation Coastside resident. I live in Half Moon Bay, with my husband and children. The Coastside and Half Moon Bay are very special to us. Farming has been a huge part of the Coastside for a very long time.

I am deeply concerned about the direction Half Moon Bay is headed. Specifically, the sudden urgency and big push for 555 Kelly, an out of place building for this town. It's size alone is a red flag, and the lack of parking for all of the tenants is another. I am opposed to this project. Please do not approve this project.

Concerns that I have, as well as many local Coastside residents that I know, including ones from the HMB Hispanic community whom I am very much involved with that have no affiliation with non-profits.

- **Fire Safety** – I understand that some of the fire safety is not needed to be shown on plans in the Planning process, but that there will be conditions prior to building. What about the concerns of a fire truck with ladder trying to reach the 5th floor? How is that possible, without very high risks of our firefighters? Yes, they have a ladder truck for the height for places such as the Ritz and the training tower, but both have room at ground level to reach such heights, and not split levels, which create higher risks, or could be impossible with no way to get to the back of the unit properly? Someone needs to double check with Fire Department.

- **Parking** - I understand that parking and traffic is waived under a bonus density law. Okay, the City when looking at this project back in 2022 during the RFQ knew they had parking and traffic challenges in this area. Not consideration of another location or thinking it over then was a possibility. Just this past Saturday 05/11 during regular Kelly Avenue activities, there were cars parked all over Shoreline Station including the 18 spaces, and all down highway 1 in the Caltrans right of way. Not sure parking on highway 1 is legal? During the pre-planning application of this project, why was this not addressed?

- **Social Justice, Humanity, and Dignity:** A majority of the pro-letters written are all about social justice, humanity – I get this to a level, however who would want to live in a hospital like apartment, no land, no gardens, just walls. I don't call this justice or humane. We need to slow down and think this out as a whole community. Not rush something through and have problems, not today, but tomorrow. Not just to have your affordable housing numbers look good. We have several problems in and around our City, due to pushed projects that were not thought-out clearly, examples Moonridge (County), but I believe City had input, Main Street housing parking, along with other poor planned things such as the driveway bog at ACE hardware and neighboring property driveway. What about my elderly Aunt who doesn't have a great hip and attends the Farmer's Market and personal training center, if no parking in Shoreline or even remotely, she has to park blocks away and cannot walk that far, it will only be worse. Land use planning here is suspicious, it is almost like creating a group of voters

dependent upon the government and non-profits for their housing, food and jobs. What happen to being raised to work hard for what you need?

- **In perpetuity** - How are we assured that this housing is for the Senior/Retired Farmworker ONLY and FOREVER? The only way it can help our community like many public comments have stated is if it is SOLEY for those that qualify and that work here! Otherwise this project doesn't work to help our community as a whole. How will our Community be assured that the rules will be followed?

- **Farmworkers** – how many farmworkers do we have on the Coastside? We have lost over 350+ workers from Bay City Nursery, Oku Farms and Repetto's. Where are they? I don't think the County has a good count. Has the City completed their count yet? There aren't as many as most think. The 2016 Housing count for Agriculture is not accurate and should not be used, should be updated.

- **Resident Vehicles** – people have made comments regarding that the folks that will live in the apartments won't or don't have cars. How is does the selection process work? Is there a condition or law that you can't ever own a vehicle while living here? I will tell you from being very close to the Hispanic families and knowing many on the Coastside for decades that most have cars, and I assure you if they are bring there families to live with them that they too will have vehicles. They may not have a car today, but could also very easily get one tomorrow. Also parking those vehicles, how do we assure that those cars parking on City and private properties are removed daily to allow public access to park to take care of daily activities or get to the police station?

- **Noticing the public of meeting/workshops?** - Why are we pushing a project that has not been fully vetted out by the public? I just saw there were two public outreach meetings in 2023? What type of public noticing did the City do??? The people of this Community should be able to see the notices of the outreach and the number of people that it was sent too? Recently read that it had 2 reviews with the Arch Advisory Committee, one was just 8 weeks ago. The plans were just updated in April, just 2 weeks prior to the 1st hearing before the planning commission. The Planning Commission has never seen the project in full. Has the Fire Department even seen the most updated plans? The Arch Advisory had to take 3 tries prior to acknowledging that their Summary notes of what they said were accurately reflected in the meeting summary notes. Does Fire or AAC have more or less concerns?

It is just sad and terrifying that things are manipulated and pushed all backed by money. You call this justice and humane? We should not have so many unanswered questions, if the project was in the right spot, vetted by a fair/balance of the community and had been planned the right way no one would have to write in comments now.

Sincerely,
Erica Sanchez
HMB

DEAR PLANNING COMMISSION,

555 Kelly Avenue is a project that is being pushed through under a false agenda. Last year, we had a mass shooting at one of our local mushroom farms. One of the things that we found was poor housing for our local farm workers. What you don't know is what you were shown was not always the truth about what was actually their living conditions. The people living there would let their friends pitch tarps in the back of their RVs or cabins and set up additional living spaces and that is what you saw on the news and what the media fed on. So now you have everyone from all over with heavy hearts, pushing and pushing on rights and justice.

So now we have local agencies, City Council and County trying to push through these projects without proper vetting of the people, the core locals of this amazing town. Somehow the Planning Commission finally takes a few minutes to ask some really good questions, allows the public to (many of them that aren't even from the Coast) speak at the meetings, and the Planning Commission barely has a start of a discussion, and suddenly our governor is threatening to sue our city if we do not pass this monstrosity of a project for retired farm workers?!? Doesn't make sense...? People need to ask question.

First of all, let me just say this, most farmers when they retire are going to go back to Mexico and live out their lives with their families on their ranches that they have had for years. The few that stay, yes, let's help them get some affordable housing. They are not the only ones that will need help with affordable housing. They are in our local restaurants, gas stations, grocery stores, our landscapers, labors, and clean our houses; the list goes on. They will also need help with housing when they retire. How do you assure that it goes to the right people?

This is trying to be passed on peaceful land that is for a single-family home. If anyone else was trying to put anything on this besides a single-family home more than two stories it would be would be passed by the City Council, not Planning Commission, nor water district would let anything like that be built. So why push and break our own rules for something so massive to go to a spot where it does not belong. Not that it will make a huge impact on the crowded impacted area that can barely handle the junior high school, the church, the Boys and Girls Club, events that the Community Center, and the other local businesses and surround existing apartment buildings and all the parking.

Why are we pushing for this spot when there are so many other spots that could facilitate a much bigger structure and house so many more people and could stretch that \$40 million out a lot farther, with gardens, gathering area's for bbq's, family gatherings, and space for people to live happier lives. I really hope that this is being read and that I am my voice is being heard.

Thank you for hearing me and my voice! I love my community, it's my hometown for all 50+ years of my life. I want to see everybody thrive and succeed. Let's find safer and healthier ways that help everyone who live here on the Coast.

Sincerely
Jennifer Moore
HMB Resident & Business owner

From: Dan Haggerty

To: Douglas Garrison; Scott Phillips; Ocoee Wilson; +1 other

Tue 5/14/2024 4:58 PM

Half Moon Bay Planning Department and Commission,

I am writing to express concern with approval of the 555 Kelly project. The California State Housing requirements are flawed. The project is out of character with the community and will shade the neighboring church.

At minimum a focused EIR should be required to allow for the residents to digest and understand the impacts created from this project.

Dan Haggerty