

## Glen Jia

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**From:** jenny skoble <jskoble@sbcglobal.net>  
**Sent:** Monday, July 10, 2023 6:47 PM  
**To:** Glen Jia; Michael Schaller  
**Subject:** July 13 Hearing, Coastside Design Review Committee - Public Comment

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Re:

### **Cypress Point Project**

**Owner/Applicant:** California School Employees Association, MP Moss Beach Associates

**Location:** Carlos Street, Moss Beach

**File Number:** L.P. PLN2022-00220

Assessor's Parcel No.:037-022-070

Dear members of the Committee,

I am writing in support of the multi-family housing project in Moss Beach known as the Cypress Point Project.

The developers, Mid-Pen Housing, are an established builder of affordable housing projects. Their numerous other projects around the Bay Area, including one in Half Moon Bay, have all been developed and designed to be both functional and attractive, and to integrate aesthetically into their surrounding areas. This particular project, which was thoughtfully designed from the start, has been through numerous revisions following very extensive input from the community, and should be approved without further delay. No number of further revisions will satisfy those who simply oppose any and all multi-family housing.

As you know, there is an acute shortage of housing all over the Bay Area. The situation is exacerbated on the coast, where there are additional impediments to building. In the meantime, lower wage workers who are an essential part of the community have to double and triple up in existing housing, or commute long distances to the coast, creating traffic on our overburdened roads, and a huge stress on themselves.

I urge you to approve this project without further delay.

Jenny Skoble and Lou Levinson  
731 El Granada Blvd  
Half Moon Bay, CA 94019

**From:** [Dan Kennedy](#)  
**To:** [Glen Jia](#)  
**Cc:** [Michael Schaller](#)  
**Subject:** Comments on CDRC July 13 Meeting, Item #3  
**Date:** Tuesday, July 11, 2023 10:35:31 AM

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This project is massively out of scale with the streets and infrastructure of Moss Beach and will create lifelong impacts for residents. **These roads were simply not designed for high volumes of cars.** Carlos Street is narrow with blind corners, no sidewalk, and can already be dangerous. It will be magnitudes worse when 100s of cars are added.

The Highway 1 - Carlos St junction has limited visibility and 50 MPH limits, but most cars drive faster. Left turns are impossible here, and right turns are dangerous. **Stoplights would have to be added**, which will increase driving times, noise and pollution from accelerating or stopped vehicles. Traffic studies and plans should be formed before building anything. If a roundabout can fit here, the speed limit would have to be cut drastically to make it safe.

This location is poorly serviced by transit. The once-an-hour 117 North bus comes 800-feet away via a dirt path adjacent to Highway 1. The South route is worse, requiring crossing the highway at this blind section without crosswalks. Transit ridership will be low and residents will drive cars, which will park and clog nearby streets, creating new dangers and robbing the neighborhood of beauty.

**Please give us hope this will not be built without first upgrading the infrastructure!**

I am also concerned about the water and sewer being overwhelmed by the sudden and significant capacity increase, and think the parking lot should require permeable surfaces, since stormwater will wash pollution onto the highway and downhill to the ocean. The parking lot lighting will impact the community and should be carefully planned. All of these issues will be amplified if the parking lot is enlarged.

Finally, nearby houses are neutral blues, browns, or grays. The red “barn” buildings should blend in better with the environment.

Dan Kennedy, 771 Stetson St, Moss Beach

## Glen Jia

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**From:** Richard Pierceall <beachbound@coastside.net>  
**Sent:** Tuesday, July 11, 2023 11:53 AM  
**To:** Glen Jia  
**Subject:** Re: Cypress Point project in Moss Beach

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Thank you!

Rich

On Jul 11, 2023, at 9:29 AM, Glen Jia <[bjia@smcgov.org](mailto:bjia@smcgov.org)> wrote:

Hi Rich,

The Coastside Design Review Committee is an advisory body for this project and will only review the project for compliance with the design review guidelines. An environmental impact assessment will be conducted after this meeting. Please contact the project planner Mike Schaller for more information regarding the environmental impact assessment. Mike can be reached at [mschaller@smcgov.org](mailto:mschaller@smcgov.org)

Regards,

Glen Jia, AICP (he/him)  
Planner III, Design Review Officer (Coastside),  
& WELO Coordinator

County of San Mateo  
Planning and Building Department  
455 County Center, 2nd Floor  
Redwood City, CA 94063  
628-258-3159  
[bjia@smcgov.org](mailto:bjia@smcgov.org)  
[www.smcgov.org/planning](http://www.smcgov.org/planning)

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**From:** Rich Pierceall <[beachbound@coastside.net](mailto:beachbound@coastside.net)>  
**Sent:** Monday, July 10, 2023 5:23 PM  
**To:** Glen Jia <[bjia@smcgov.org](mailto:bjia@smcgov.org)>  
**Cc:** SMC\_SupMueller <[SMC\\_SupMueller@smcgov.org](mailto:SMC_SupMueller@smcgov.org)>  
**Subject:** Cypress Point project in Moss Beach

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Mr. Gia:

I am a 28-year resident of Moss Beach at 587 Sierra Street. I plan on attending the design review meeting on Thursday; however I am concerned that, as I understand it no Environmental Impact Report has been made public on this project. I am concerned that the project has been scoped, and a design is being proposed that has not taken into consideration the environmental impact this project may have on our neighborhood, and the Coastside in general. Specifically, the addition of a large number of housing units will certainly have an impact on traffic control, parking, water availability, sewer capacity, storm drainage, evacuation routes and accessibility/capacity of our emergency services.

An Environmental Impact Report will also determine the potential health hazards that our neighborhood could be exposed to, as we are all aware this was a former military facility and could contain both asbestos and lead, among other toxins.

If an Environmental Impact Report has been published, and this project design has taken this into consideration, can you please advise the public on where this document can be accessed. Otherwise, it is difficult for me to understand how a project design can be considered at this time without understanding its impact on my family, my neighborhood and my community.

Sincerely,

Rich Pierceall  
587 Sierra Street  
Moss Beach, CA 94038  
650.219.5413

**CYPRESS POINT FAMILY COMMUNITY**  
Carlos Street, Moss Beach

STAMP:

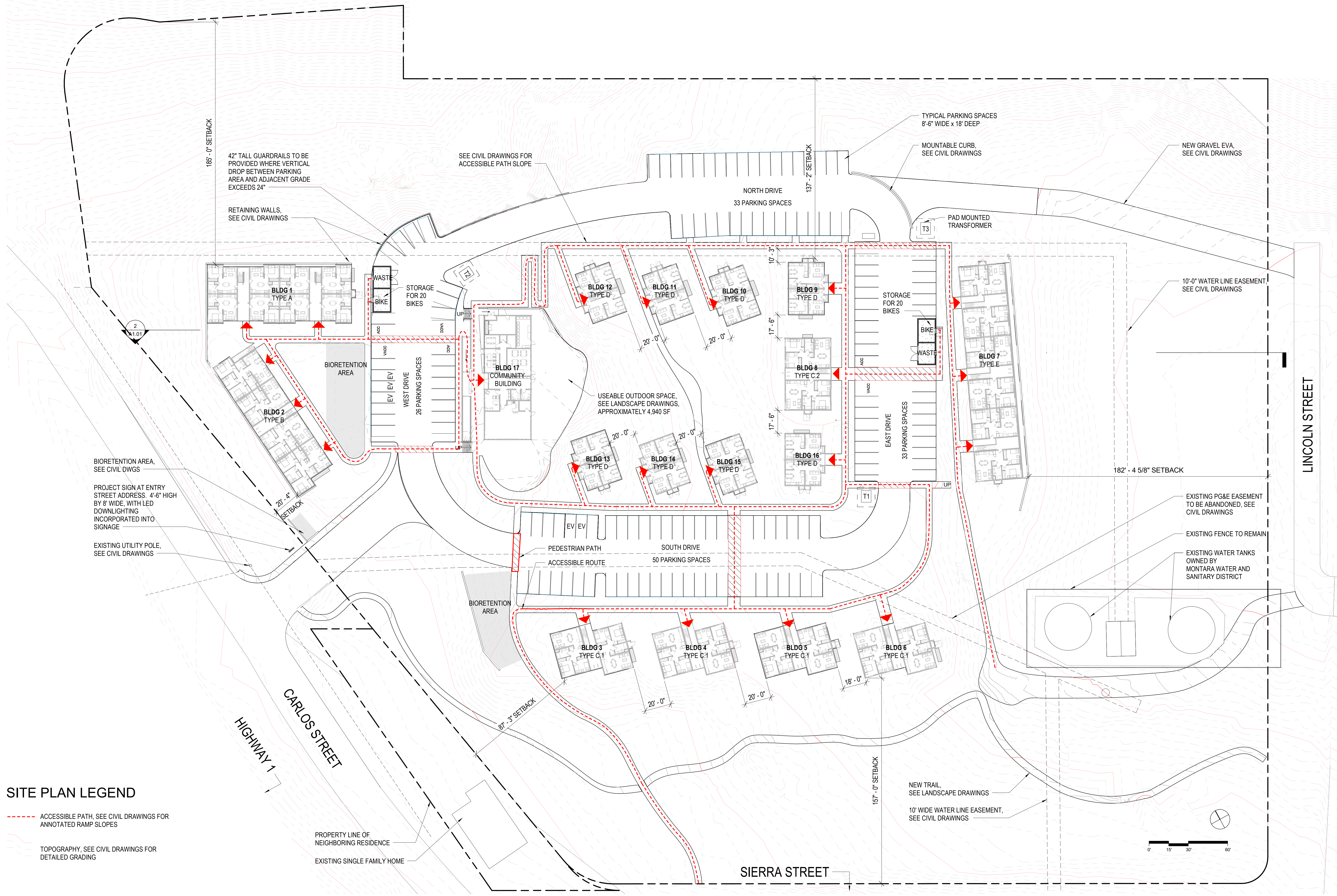
REVISION SCHEDULE		
NO.	ISSUE	DATE
1	Planning Resolution	03/25/19
2	Adjusted Heights	07/10/20
3	Coastal Development Permit	06/11/22

JOB NUMBER: 1603  
DRAWN BY: GP/SC  
CHECKED BY: PW  
DATE: June 24, 2022  
SCALE: 1" = 30'-0"

TITLE: SITE PLAN + SECTION

SHEET:

**A1.01**



## Glen Jia

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**From:** Zehava Vardy <zvardy@gmail.com>  
**Sent:** Tuesday, July 4, 2023 2:01 PM  
**To:** Glen Jia  
**Subject:** Cypress point project

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Dear coast-site design committee,

I'm writing to you regarding the cypress project point in moss beach . I live at 580 Stetson street , moss beach which is a few blocks from the new project that you plan to build and I reviewed the plan and I do have multiple concerns listed below :

1)**Stormwater & flooding** in Moss Beach and Montara downhill from the development are already excessive and block use of the roads. [Both Carlos St. in Moss Beach and streets in Montara, as well as Hwy 1, have been flooded and impassable in recent storms, creating inconvenience, property damage, and public safety issues.

Additional impermeable surfaces from this development will continue a trend of the County failing to plan for and create stormwater capacity.

2). **Sewer Capacity** cannot handle this large development. In part due to infiltration of water from the stormwater issue, the entire SAM sewer system is at a tipping point, and will fail and cause more spills unless this Project creates additional capacity.

3) **Disaster Evacuation** coastsides, both on Hwy 1 / Lantos Tunnel and in the neighborhood, has already been cited as one of the worst in the state and I'm not clear how do you plan to build so many houses without thinking about it

4) **Parking overflow** : I found an overflow of cars in Stetson street , so I suspect parking will be serious issue with 71 units and the amounts of parking allocated for this project, especially the plan is to allocate 2 cars per unit

5) In addition to the sustainability concerns mentioned above, there is the issue of large communities without any service. The assets required to safely serve the proposed extra population and those extra new assets must be perpetual, which means those assets will have an infinite cost of operation, maintenance and asset replenishment.

What is the County's and developer's plan to perpetually fund and provide the infrastructure required for the population expansion it is seeking, so that existing residents are not harmed - physically or financially?

I'm very concerned and I look forward to understanding how the County will resolve these issues, and to the lasting audits and guarantees of performance which will ensure the solutions are available in advance of the project's harmful impacts and are perpetually viable for the additional burdens created by the project.

Best regards ,

Zehava varyd

580 Stetson street , moss beach

## Glen Jia

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**From:** Richard Hector <rhector255884@gmail.com>  
**Sent:** Tuesday, July 4, 2023 8:31 AM  
**To:** Glen Jia  
**Cc:** Richard Hector  
**Subject:** Comments to Cypress Point item #3

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I have been a resident of Moss Beach for 31 years and am very familiar with the area under consideration for this project.

I am writing to voice my objection to the project.

The project is inconsistent with the type of housing in this part of Moss Beach and will negatively impact the community.

The project location is inappropriate for the ingress/egress of traffic from the project.

The project location is inappropriate for the types of daily services and needs that the residents will require, resulting in an increase in traffic to Pacifica or Half Moon Bay to obtain such services and needs.

Moss Beach has insufficient employment opportunities for the residents of this project and will result in increased traffic.

Clearly, such a project would be more appropriate and the future residents would be better served in Half Moon Bay (just south or north of HMB) or Pacifica (Sea Bowl location?) where services and employment opportunities actually exist.

For these reasons and more, I urge that the Coastside Design Review Committee reject the this ill-conceived proposal that will be detrimental to the Moss Beach community and its residents.

Richard Hector, Ph.D., J.D.



## Glen Jia

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**From:** Miracle Balsitis <miraclebalsitis@gmail.com>  
**Sent:** Monday, July 3, 2023 8:50 PM  
**To:** Glen Jia; scott balsitis  
**Subject:** Coastside Design Review, July 13, Item 3-Cypress Point- Comments

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Dear Coastside Design Committee,

We are writing regarding the Cypress Point, Item 3 Design Review. We live at 531 Sierra Street, two houses from the proposed project. We have reviewed the plans, walked the site and called MidPen over the last few years to participate in a collaborative community process. We support affordable housing in our community, but have one big concern: the onsite parking is clearly insufficient.

We urge the committee to drive the area and around similar dense housing properties, such as Moonridge in Half Moon Bay and Pillar Ridge in Moss Beach. With the high cost of living, coastside families often need to share space and older children often live with parents, so there will often be 4-5 cars for a unit. MidPen claims this will not occur, but we all live here and know the reality. Consequently, Cypress Point should average 3-4 parking spaces per unit, rather than the current 2 spots per unit (which also doesn't account for guest parking). The neighboring streets are residential, and many are narrower than normal roads so cannot accommodate overflow parking. The current plans could easily result in 100 excess cars parking in the neighborhood, and there is no space for those cars.

There is plenty of space on the Cypress Point site for additional parking, so this problem is easily addressed. We support this project if more parking is added. If this project is done well and disrupts the neighboring community minimally, I think support for low income housing and the trust between MidPen and neighbors will be strong. If the amount of cars is underestimated due to wishful thinking and the neighborhood becomes gridlocked with cars, it will be a cautionary tale that inhibits further low-income housing development. Please require MidPen to add appropriate amounts of parking.

Thank you for your time,

Scott and Miracle Balsitis

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Miracle Balsitis  
650.897.0015

## Glen Jia

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**From:** Elizabeth Murphy <lizgmurphy@gmail.com>  
**Sent:** Wednesday, July 5, 2023 2:44 PM  
**To:** Glen Jia  
**Subject:** Cypress Point - comments

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Dear Mr. Jia,

Thank you for accepting comments regarding the Cypress Point, Item 3 Design Review. I have lived at 375 Lancaster Blvd in Moss Beach, across the highway from the proposed project, for over 30 years.

My primary concern with this project is **SAFETY OF RESIDENTS**.

1) Lack of parking at the proposed site will lead to street parking on poorly maintained residential streets. Additional parked cars will only make walking on the streets - with their lack of sidewalks and shoulders - even more unsafe.

2) Lack of access to Highway 1. It's practically impossible to make a left turn onto Highway 1 with existing traffic. This project as well as additional dense housing developments in Half Moon Bay and Pacifica will make accessing Highway 1 even more difficult and unsafe, and will lead to more accidents.

3) Traffic - especially in an emergency. It can take an hour to get the six miles from Moss Beach to Half Moon Bay. Increased number of cars and residents will exacerbate this. If there is an emergency such as a wildfire or earthquake, people will not be able to evacuate. Note that a few years ago my son had a seizure. Because of traffic, he had to be airlifted to Stanford Hospital - absolutely terrifying and unnecessary. This development will make traffic worse than it already is!

This is a very poorly thought out development that does not take into account the health and safety of people using the roads. This development will lead to more accidents, injuries, and deaths.

Sincerely,  
Liz Murphy

**From:** [Gregg Dieguez](#)  
**To:** [Glen Jia](#)  
**Cc:** [Ann Rothmann](#); [CLAIRE TOUTANT](#)  
**Subject:** Comments on Cypress Point - what's allowed?  
**Date:** Friday, July 7, 2023 11:05:35 AM

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I understand that the July 13th meeting will include this project, but while there is much and diverse community opposition, I would like to understand the scope of the comments that are allowed in this session. Previously residents have raised concerns about, for example, asbestos and earth movement, sewer capacity, traffic, blocking views, fire-fighting infrastructure, and many others.

To ensure that comments are "on point" for this session, can you advise what is, or what is NOT, a valid scope for comment at this time?

Gregg A. Dieguez  
[Midcoast Community Council](#) - Chair  
P.O. Box 370404  
Montara, CA 94037  
650-544-0714

## Glen Jia

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**From:** Elizabeth Murphy <lizgmurphy@gmail.com>  
**Sent:** Wednesday, July 5, 2023 2:44 PM  
**To:** Glen Jia  
**Subject:** Cypress Point - comments

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- 2) Lack of access to Highway 1. It's practically impossible to make a left turn onto Highway 1 with existing traffic. This project as well as additional dense housing developments in Half Moon Bay and Pacifica will make accessing Highway 1 even more difficult and unsafe, and will lead to more accidents.
- 3) Traffic - especially in an emergency. It can take an hour to get the six miles from Moss Beach to Half Moon Bay. Increased number of cars and residents will exacerbate this. If there is an emergency such as a wildfire or earthquake, people will not be able to evacuate. Note that a few years ago my son had a seizure. Because of traffic, he had to be airlifted to Stanford Hospital - absolutely terrifying and unnecessary. This development will make traffic worse than it already is!

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Sincerely,  
Liz Murphy

**From:** [Gregg Dieguez](#)  
**To:** [Glen Jia](#)  
**Cc:** [Ann Rothmann](#); [CLAIRE TOUTANT](#)  
**Subject:** Comments on Cypress Point - what's allowed?  
**Date:** Friday, July 7, 2023 11:05:35 AM

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To ensure that comments are "on point" for this session, can you advise what is, or what is NOT, a valid scope for comment at this time?

Gregg A. Dieguez  
[Midcoast Community Council](#) - Chair  
P.O. Box 370404  
Montara, CA 94037  
650-544-0714

## Glen Jia

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**From:** George Wikle <gwikle@earthlink.net>  
**Sent:** Sunday, July 9, 2023 12:02 PM  
**To:** Glen Jia  
**Subject:** Cypress Point Item 3 Design Review

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We are writing regarding the Cypress Point, Item 3 Design Review. We live at 506 Sierra Street, directly across the street from the proposed project. We have reviewed the plans, walked the site many, many times and met with MidPen multiple times over the last five years to participate in a collaborative community process.

This design review is putting the cart before the horse because you have not yet addressed the infrastructure that is critical to the design layout. Are two parking places per unit sufficient for 71 units? The Moon Ridge development in Half Moon Bay has many units with adult children who have moved back into their parents units and have four and five cars per unit. This could easily result in at least an additional 100 cars at Cypress Point.

Additionally, your design looks institutional with its red buildings and does not fit in with the nature of the houses in Moss Beach. One unit is a whopping 11,000 sq. ft., beyond anything in Moss Beach. The current few story poles erected on the site do not begin to convey the enormity of the project with its 28 foot high two story buildings.

By removing 140 trees from the site, which have acted as a sound barrier, even simple talking will megaphone down the hill affecting many dozens of houses in Moss Beach and the adjoining Montara property side.

The proposed lighting for the parking lot lights will create enormous all night light pollution, again affecting many dozens of houses. Low level lights would help this problem.

Thank you,

George and Ellen Wikle

## Glen Jia

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**From:** Ian Patterson <ianp@mac.com>  
**Sent:** Sunday, July 9, 2023 2:51 PM  
**To:** Glen Jia  
**Subject:** Comment on 7/13/23 Agenda Item #3 Design Review

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Dear Members of the Committee,

As a property owner on Sierra Street in Moss Beach, although I support building additional housing in our area, I am concerned that the proposed new development on Carlos Street does not yet provide for adequate parking or traffic planning to protect residents.

I agree with neighbor Scott Balsitis' comments to this committee, that as with "similar high density housing properties, such as Moonridge in Half Moon Bay and Pillar Ridge in Moss Beach... coastside families often need to share space and older children often live with parents, so there will often be 4-5 cars for a unit."

This far exceeds the proposed two spaces per unit, and "could easily result in 100 excess cars parking in the neighborhood."

This failure to provide adequate parking would hurt not only the future residents of this new development, but also the existing neighborhood through introducing new safety risks from traffic and turning a quiet street into a busy parking lot.

Our area of the coast is very isolated and offers little alternative to driving. Besides SamTrans busses, there's no other public transportation, much less ride-sharing or cycling access. Residents of this proposed development would not be able to walk or bike to either work, school, or any major shopping locations.

While I strongly support building new housing — including in our area of the coast — this neighborhood's isolation and lack of traffic infrastructure seem like an especially problematic place to put high-density, affordable housing for these reasons.

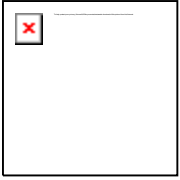
In light of this, I urge the committee to offset this serious risk by requiring additional parking spaces be provided in this development.

I would also ask the committee to require traffic flow improvements that protect the safety and peace of the neighborhood from the many hundreds of associated new car trips per day. Our quiet area already has dangerous and traffic-congested intersections with Highway 1, where deadly pedestrian and auto accidents have occurred regularly. Improvements will be needed to prevent making these intersections even more dangerous and frustrating for residents.

In closing, I'd like to respectfully thank the members of the committee for your time and attention on this issue.

Sincerely,

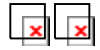
Ian Patterson  
Co-owner of 830 Sierra St., Moss Beach, and life-long resident of the coast



**Ian Patterson**

 1 (650) 387.6772

 [ipatterson.com](http://ipatterson.com)





## Glen Jia

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**From:** Megan McDow <megmcdow@gmail.com>  
**Sent:** Monday, July 10, 2023 10:29 AM  
**To:** Glen Jia  
**Subject:** Agenda Item #3 CSEA and MP Moss Beach Associates, LP

CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.

Dear Glen,

I am writing today regarding Agenda item #3 for this Thursday's, 7/13, Coastside Design Review Committee meeting. I am a resident on Kelmore Street in Moss Beach and want to voice my concerns over the lack of parking planned for the Cypress Point development. It is truly poor planning to have only 2 parking spaces allotted for each unit. Even the 3-bedroom units will only have 2 spaces. We all know that low-income housing is still expensive for people and often more than one family or extended family lives in these units. The likelihood that there will only be 2 adults/drivers in the 2 and 3-bedroom units is slim. I am asking you to recommend to MidPen that they increase onsite parking considerably. Has MidPen learned nothing from their other development, Moonridge? If you drive down Miramontes Point Road, you will see cars parked on either side of the street for blocks before the development. This same thing will happen on Carlos Street in Moss Beach. Except Carlos Street is already narrow; not even a 2-lane road. It will be a nightmare for neighbors on Carlos Street and potentially the streets above like Sierra as well. If MidPen has any respect for neighbors, they need to significantly increase parking spaces within the development. There are already 160 trees being cut down (which is sad but unavoidable for such a large development), so why not cut a few more for more parking? There are also multi-story buildings being planned so why not add a parking structure? Please don't ruin our neighborhood with a blight of cars. Please tell MidPen to add significantly more parking! Thank you.

Sincerely,  
Megan McDow

## Glen Jia

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**From:** Michelle Paul-Vogel <mpaulvogel@gmail.com>  
**Sent:** Tuesday, July 11, 2023 12:55 PM  
**To:** Glen Jia  
**Cc:** David Vogel; Michael Schaller  
**Subject:** SUBJECT: Item #3 - CSEA and MP Moss Beach Associates, LP Design Review Comments

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Hello, thank you for taking the time to read

our email-

We are David and Michelle Vogel, residents of Moss Beach on Buena Vista St.

Our concerns re: the proposed 71 unit housing development are:

1. When will there be a comprehensive EIR for this proposed development?
2. How will this design manage the storm water drainage without disturbing the surrounding flora and fauna?
3. How will the traffic flow from this development safely be managed?

Thank you for your time and consideration  
David and Michelle Vogel

--

Michelle Paul-Vogel BS, IBCLC

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## Glen Jia

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**From:** Michael G Prieto <redhorse29@gmail.com>  
**Sent:** Tuesday, July 11, 2023 1:50 PM  
**To:** Glen Jia  
**Cc:** Michael Schaller; jjeansonne@gmail.com  
**Subject:** Item #3 - July 13- CSEA and MP Moss Beach Associates, LP Design Review Comments

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Glen Jia,

I have design concerns concerning the Moss Beach Cypress Point construction project. Most immediate, there are ADA issues impacting both seniors and handicap access to many if not all the second story units or elevated site facilities. There does not appear to be elevators or lifts to bypass or replace stairs or unpaved pathways. There is no indication of emergency planning to assist or provide handicap or emergency services personnel to navigate the facility grounds. There is no mention of a facility or area emergency call or communication plan. The project makes no mention of upgrading the surrounding streets to provide ADA approved bicycles lanes, sidewalks with approved inclined curbs, or crosswalks. The Highway 1 and Carlos intersection provides dangerous access to the SamTrans north and south bus stops: no improved handicap or child safe ways to cross Highway 1 to reach the lighthouse, beach areas or Farallone View School.

The following link, [Moss Beach Large-Scale Housing Project | Midcoast ECO](#), is an excellent historical summary of many critical and unaddressed issues with the Cypress Project that have not been addressed by MidPen or responsible San Mateo County departments.

Sincerely,

Michael G. Prieto

## Glen Jia

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**From:** Rona Goldstein <ronagold23@gmail.com>  
**Sent:** Tuesday, July 11, 2023 5:48 PM  
**To:** Glen Jia  
**Cc:** Michael Schaller  
**Subject:** Item #3 - CSEA and MP Moss Beach Associates, LP Design Review Comments

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Hello.

I have lived on the coast for over 30 years. I am writing regarding the Cypress Point, Item 3 Design Review. While I am an advocate of affordable housing and responsible growth of our community, I strongly object to this project the way it stands. My main concerns are as follows:

- The project location is inappropriate for the types of daily services and needs that the residents will require. This will result in an increased traffic to seek these services;
- The infrastructure in the surrounding roads, water and sewer are inadequate;
- Increased light pollution;
- Lack of adequate parking;
- Lack of access for emergency vehicles;
- The look of the buildings are inconsistent with the type of housing in this part of Moss Beach;

This is a very poorly thought out development. I thank the Committee for addressing these issues.

Rona Goldstein

## Glen Jia

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**From:** Robert Swezey <rob\_swezey@yahoo.com>  
**Sent:** Tuesday, July 11, 2023 5:57 PM  
**To:** Glen Jia  
**Cc:** Michael Schaller  
**Subject:** Comments for Item 3 of July 13 Design Review Meeting

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Dear Mr. Jia,

First, we would like to thank you for accepting comments regarding the Cypress Point, Item 3 Design Review. We have resided in Moss Beach (863 Buena Vista) for 27 years, and while we support having decent housing for low-income families here, we have concerns with the current proposed plans that we will enumerate:

- We believe that making 71 units, bringing in 200 or more new residents, will put too serious a strain on our current resources, especially water and sewage. Currently Moss Beach has the water capacity to extinguish 2 homes that are on fire, so if we are to have new residents we will need more water and I don't see this in the plans. Also I agree with other letter writers that there needs to be more than 2 parking spots per unit otherwise there will be parking overflow on nearby streets. Building fewer units will lessen this problem.
- The plans show only 1 road in and out of this development, and this connects to Carlos St. What if this access becomes blocked due to a natural disaster? The residents would be trapped. Please consider having an emergency escape route to a nearby street for the sake of safety.
- The site was used by the military in WWII, so there are certainly toxic residues there. What are the plans to remediate the grounds in such a way that will not endanger our neighborhood in the process?
- Finally, as voiced by others, there must be a well-defined plan in place for minimizing the impact on local traffic prior to approving this development. This is one can that must NOT be kicked down the road.

Sincerely,

Rob Swezey and Karen Kalumuck

## Glen Jia

---

**From:** Bruce MacKimmie <bmackimmie@sbcglobal.net>  
**Sent:** Tuesday, July 11, 2023 7:11 PM  
**To:** Glen Jia  
**Cc:** Bruce MacKimmie (bmackimmie@coastsidefire.org)  
**Subject:** July 13 Subject #3

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So this letter is a protest of the Cypress point low income housing project.

The project does not fit into the neighbor hood, not even maybe. 16 Very large structures with big blank walls that the design review committee is supposed

to protect the existing area from.

Protect the Character and assure orderly and beneficial development.

Check with the streets and highway plan which is designed to protect traffic movement on said streets.

The infrastructure does not exist in this area to support such a development.

This development just does not fit in this area, and the infrastructure does not support this development..

Thank you, Bruce MacKimmie. 524 Stetson st. Moss Beach, CA. 94038



July 11, 2023

To: Coastside Design Review - [bjia@smcgov.org](mailto:bjia@smcgov.org)

From: Board of Midcoast ECO

CC: Midcoast Community Council - [midcoastcommunitycouncil@gmail.com](mailto:midcoastcommunitycouncil@gmail.com)  
San Mateo County Planning Commission - [planning-commission@smcgov.org](mailto:planning-commission@smcgov.org)  
Project Planner: Michael Schaller ([mschaller@smcgov.org](mailto:mschaller@smcgov.org))  
Supervisor Ray Mueller: [rmueller@smcgov.org](mailto:rmueller@smcgov.org)  
Montara Water and Sanitary District: [info@mwsd.net](mailto:info@mwsd.net)

RE: CDRC Item #3 - CSEA and MP Moss Beach Associates, LP

---

Dear Members of the Coastside Design Review Committee,

Thank you for your consideration of our comments, submitted below in reference to the July 13 meeting.

**Quotations From the Standards for Design:**

2. Setting:

The Midcoast "is a collection of five distinct communities (Montara, Moss Beach, El Granada, Princeton and Miramar), each with individual neighborhoods differing in architecture, size, scale and character. The individuality of each community is vital to the overall character of the Midcoast.

3. Purpose/Legislative Intent

"The purpose of the Midcoast Design Standards is to encourage new single-family homes and additions that have their own individual character, while ensuring that they are complementary with neighboring houses, the neighborhood character of each Midcoast community, and the surrounding natural setting.

**This housing project fails by overall design to meet the guidelines quoted above.**

- Cypress Point is designed to be a separate community with its own character as a multi-unit cluster of rental units in 16 very large 2-story buildings plus a large community center. These institution-like structures are noticeably out of scale and character with



*Sensible planning and protection  
for the San Mateo County Midcoast*

the neighborhood, looking similar only to each other, with pathways and special features available only to occupants.

- The immediate neighborhood will lose a valuable segment of its coastal character with the loss of these 11 acres of natural flora and fauna. Grading and tree removal are very significant, yet a design permit is up for review before an EIR can inform the committee and the public. Foreseeable detrimental impacts on coastal character and environment are understated in these plans.
- Parking provisions are based on advantages to the developer rather than on anticipated needs. Adequate parking spaces for 71 units plus visitors will reduce the open space further. Yet not providing adequate parking on site will impact not only coastal charm but public safety on our narrow roads. Carlos Street in particular, while perhaps the most scenic street in the neighborhood, is the main thoroughfare for emergency vehicles and too narrow for accommodating this project's high traffic and spillover parking. Sierra Street is likewise too narrow, and the south portion of Lincoln Street indicated on the developer's map no longer exists.
- Project will dramatically increase traffic in the neighborhood and Highway 1, significantly impacting safety and accessibility for the community and coastal visitors yet these impacts are out of the purview of this design review.
- Stormwater is a major concern for the MWSD served area, and its impact from this steeply sloped project site has not been assessed.
- Safe removal and disposal of hazardous materials has not been assessed.

These are only a few of the concerns discussed within our community. These and more significant environmental concerns have been expressed consistently during the many project reviews with the County and MidPen. The detrimental impact to the overall environment as informed through a new EIR is imperative before a design review can be intelligently considered.



## Glen Jia

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**From:** Beserra, Amber <ABeserra@stanfordhealthcare.org>  
**Sent:** Tuesday, July 11, 2023 10:14 PM  
**To:** Glen Jia  
**Cc:** Michael Schaller  
**Subject:** Item #3 - CSEA and MP Moss Beach Associates, LP Design Review Comments

Dear Coastside Design Review Board,

While we understand the importance of low-income housing, we have significant concerns regarding the current plans for this development. Of most importance in regards to design:

- (1) **Parking + Safety:** With 71 units anticipating 210 residents, there are only 142 parking spaces which is insufficient for the number of residents plus guests. The streets in the surrounding neighborhood cannot tolerate overflow parking both for safety (since many are narrow and do not have sidewalks, requiring community members to walk on the shoulder) and neighborhood appeal. Furthermore, an influx of new residents within the neighborhood will increase highway and neighborhood traffic. This will directly impact pedestrian safety in addition to evacuation safety which cannot be tolerated by any means.
- (2) **Environment + Carbon Footprint:** Implementation of this new and immense community will greatly impact the environment and pose severe detriment to the coast. Between water supply, sewage, stormwater runoff, coastal erosion, toxic materials in the current property, and more, we are desperately concerned that the development of this community will exponentially impact the limited resources available in Moss Beach. As it stands, the development is significantly too large for the neighborhood and imposes a significant safety concern for current and future residents.
- (3) **Appearance:** The appearance of the proposed community is incongruent with the surrounding structures in Moss Beach both in size and character. This community will disrupt the current neighborhood feel and appearance drastically with the institutional and imposing barn-like character. In addition, the elimination of 160+ trees will impact the natural feel of the neighborhood and carrying of Hwy 1 noise. The constant lighting on the property will cause light pollution. Overall, the Cypress Community does not fit with the current neighborhood and will be an eyesore.

We strongly urge you to reconsider the scope of this poorly designed project.

Sincerely,

**Amber Beserra, PA-C**

Lead Advanced Practice Provider - Medical ICU  
Stanford Health Care  
300 Pasteur, MC 5221 • Stanford, CA 94305  
C: 650.407.9056  
[abeserra@stanfordhealthcare.org](mailto:abeserra@stanfordhealthcare.org)



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## Glen Jia

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**From:** Ann R <midcoastann@gmail.com>  
**Sent:** Wednesday, July 12, 2023 12:22 AM  
**To:** Glen Jia  
**Subject:** Cypress Point Design Review item 3

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Dear Coastside Design Review Committee,

I am Ann Rothman a 30 year resident of Moss Beach who lives within the 300 ft radius of the project and member of the Midcoast Community Council. I write as a private citizen. I ask that you defer the design review as new information related to public safety and significant infrastructure failures have arisen since the beginning of this process.

1. The latest seismic Hazard Zone Report 132 came out 9/23/2021 identifying 16th Street as an earthquake liquefaction zone. This extends to highway 1. Please see attachment. This will significantly hinder many of the proposed road improvements such as roundabouts and complicate evacuation procedures. The multimodal trail cannot be built crossing 15th and 16th Streets to Carlos Street due to earthquake danger hindering safe passage to schools.

2. Failure of critical infrastructure this winter highlights continued vulnerability for residents. The SAM plant flooded and shut down resulting in a sewer force main break in Montara dumping raw sewage into the ocean. The residents of Moss Beach and Montara must pay the \$1million+ price tag for repair as a lawsuit resulted. If 71 units come online all at once and we have another winter like last January imagine what would happen if SAM shut down again. The results can be catastrophic. I ask that you significantly reduce the number of units to be built per year to comply with current regulations that allow no more than 40 per year. Infrastructure failures pose a significant and potentially catastrophic risk to the environment and community.

3. Significant flooding occurred at highway 1 near the Coastside Market. Video will follow in second email. Stormwater runoff issues persist.

4. Provide additional parking spaces. Spillover parking in the neighborhood can make already narrow roads impassable severely hindering fire fighting and emergency response times. The firehouse is situated at Stetson and Kelmores Streets which will get significantly more traffic from the development as Carlos Street backs up.

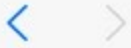
The current occupancy laws allow for 2+1 per bedroom allowing for a possible 359 adults with cars living in Cypress Point.

5. I fear for my family and personal safety if a wildfire or earthquake were to happen I will not be able to exit my driveway as everyone tries to evacuate at once. The fire company will be trapped due to traffic deadlock. People from the hills above and surrounding neighborhood must exit via California Avenue. This is a life or death situation not a traffic nuisance. The threat to public safety is real.

6. Limited bus service and no on demand bussing is available in Moss Beach. The on demand service does not go further than El Granada. This forces all residents to drive to work including farm workers.

Please consider all of these issues and defer a decision on design review until they can be remedied. Thank you.

Best,  
Ann Rothman



California Department of Conservation

View Map Full Screen

California Department of Conservation

### Earthquake Zones of Required Investigation

[CGS Homepage](#)



Esri World Geocoder



## Glen Jia

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**From:** Leo Sav. <lameds@gmail.com>  
**Sent:** Wednesday, July 12, 2023 2:37 AM  
**To:** Glen Jia  
**Cc:** Michael Schaller  
**Subject:** Item #3 - CSEA and MP Moss Beach Associates, LP Design Review Comments

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Dear Glen, Michael and Members of the Design Review Committee,

If you put an elephant into a china shop and tell it to stay still forever - it might be ok, but just one little hiccup, one little sneeze would cause great havoc.

The plan to built apartment complex this big in the place this fragile in terms of infrastructure is placing an elephant-sized apartment complex where it should not be. The project might look ok on paper and Excel spreadsheets, but any number of realistic but unaccounted scenarios would affect everyone.

1. Thin gray line of asphalt that we call Highway 1 is the delicate strand onto which too many communities are already threaded on. The new apartment complex will be another extra weight that would start its breaking.

Current plan does not take into account the *actual* number of cars entering/exiting either from surrounding streets or Highway 1. Previous experience with similar apartment complexes in the area showed that tenants would likely have more than 2 cars per household, thus, even if you would build more parking spaces than are already planned, Moss Beach/ Montara section of Highway 1 and surrounding streets would not be able to handle it safely.

Any blockage of Highway 1 creates gridlocks that no emergency transport would be able to pass. Surrounding streets are too narrow for two-way traffic which would definitely increase with addition of the apartment complex of this size.

2. Past winter rains demonstrated that sewer and drainage systems of this area are already at the brink of failing. Addition of the apartment complex for this many people not only would affect people living here now but new tenants as well.

3. The more appropriate re-design would be probably *smaller* apartment complex with *affordable housing for Seniors* for example.

There was some correspondence already in support of this project.

I would ask members of the public in favour of this apartment complex and members of the Design Review Committee to imagine yourself living in this affected area, having your home here, walking here and even driving out during emergency – would you be then in favour of building it or would you also be concerned with its proposed size and location?

The best way to understand a person is to try to see the world through their eyes. So please don't be blind to our concerns.

Leo

Buena Vista St, Moss Beach

## Glen Jia

---

**From:** beresini@coastside.net  
**Sent:** Wednesday, July 12, 2023 9:33 AM  
**To:** Glen Jia  
**Subject:** Item #3 - CSEA and MP Moss Beach Associates, LP

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Dear Design Review committee,

I am writing in regards to the Moss Beach Cypress Point Affordable Housing Project. Originally the proposal for 71 to 72 units we grouped in single to up to 3 unit multiple story units of a townhome nature. It was inferred that the units would be sold. The proposal now is for an apartment rental complex. The complex has no private individual unit outdoor space for adults or children. The 'useable' outdoor area is roughly 4900 sqft grouped at the community center. Even the renditions show children playing on the granite composition pathways which will probably spill over to the parking lots. There is no covered parking for automobiles. No covered areas other than the stairways to the units. The complex resembles a dormitory development not a family orientated residential complex. The scale of the buildings though I'm sure meet the definition of the local requirements are out of scale with the community between Pacifica and Half Moon Bay. It also could not be more remote. Please reject the proposal and force the developers to try harder to provide acceptable housing in line with the community and family affirming living situations. It appears they simply expanded a tightly packed minimalistic apartment complex and spread it out due to the available land.

Thank you,

Brian Beresini  
PO Box 760 Moss Beach, Ca.

## Glen Jia

---

**From:** Bryan Jessop <bryan@morchellawildfoods.com>  
**Sent:** Wednesday, July 12, 2023 9:39 AM  
**To:** Glen Jia  
**Cc:** midcoastcommunitycouncil@gmail.com; Michael Schaller; Planning\_Commission; Ray Mueller  
**Subject:** CDRC Item #3 - CSEA and MP Moss Beach Associates, LP: comment re native tree and vegetation removal

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Members of the Coastside Design Review Committee,

I live in Montara and have concerns that the proposed Cypress Point plan violates Midcoast design review standards. The project - essentially a community of 16 matching apartment-style buildings and parking lots - clearly is out of character with a neighborhood comprised of single family houses. It would also not blend with the the surrounding scenic and natural environment, it would destroy it.

Of particular concern to me is the plan's excessive tree and vegetation removal, which violates Midcoast design review standards described in Section 6565.20 (C) "Integrate Structures with the Natural Environment" ("disturb as little vegetation as possible, with priority placed on retaining healthy, native species and those trees that are heritage or significant trees by definition.")

This plan would permanently convert a forest of more than 160 significant- and heritage-size native Monterey pine and Monterey cypress into structures and parking lots. The environmental consultants hired by the developers understate this destruction. They call these trees invasive because they were not present around the turn of the 20th century, but the trees are well within their historic native ranges that have fluctuated widely due to human and natural causes. These consultants have gone so far as to characterize the parcel as "invasive grasslands" which is obviously not true if they need to cut down 160 large trees. It is in fact a forest that is home to a diverse ecology of native plants, fungi, and wildlife including: osoberry, Henderson's angelica, California beeplant, yerba buena, California mugwort, pink cudweed, California coffeeberry, beach and wood strawberry, California blackberry, Pacific sanicle, sticky monkeyflower, Pacific aster, coyote brush, red flowering currant, arroyo willow, yarrow, trillium, several species of mycorrhizal mushrooms including king bolete and giant cypress agaricus. This forest is habitat for California red legged frogs, coast garter snakes, great horned owls, red tailed hawks, migratory birds, gray foxes, coyotes, mule deer and other native wildlife.

The developers' environmental consultants fail to even acknowledge the presence of these native species. To move forward without an independent EIR would be profoundly irresponsible. To pave over so much native wildlife habitat in such close proximity to the California coast at this point in history is unconscionable. Actions such as these have environmental impacts far beyond our own lives - all future generations lose a piece of natural heritage that we were born with.

Thank you for your time and consideration,

Bryan Jessop  
Montara

--

Bryan Jessop  
Morchella Wild Foods  
(619) 994-8668





## Glen Jia

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**From:** Cid Young <cid4houses@gmail.com>  
**Sent:** Wednesday, July 12, 2023 1:38 PM  
**To:** Glen Jia  
**Subject:** Agenda Item 3 Coastside Design Review meeting on July 13th

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**TO:** SMC Planning Department Planners Camille Leung, Glen Jia, Mike Schaller & Supervisor Ray Mueller [cleung@smcgov.org](mailto:cleung@smcgov.org); [bjia@smcgov.org](mailto:bjia@smcgov.org); [mschaller@smcgov.org](mailto:mschaller@smcgov.org); [rmueller@smcgov.org](mailto:rmueller@smcgov.org)

**RE:** Agenda **Item 3** July 13<sup>th</sup>, 2023 Cypress Point – MidPen Housing 71 unit Project in Moss Beach

Certainly, there is a dire need for affordable housing, however the proposed site is situated in a remote location, in a car-dependent community with a lack of nearby amenities such as healthcare, shopping or schools. There are **NO** school buses provided by the CUSD, and public transit is an occasional **SAMTRANS** bus, no rapid transit such as BART or CalTrain. I have said repeatedly that this location would be better suited to retirees who don't commute.

For this reason, I would like to request that Mid Pen be required to **add more onsite parking** for the low-income residents. The cost of living in a remote place will already be a burden, without having inadequate parking provided for any two-car (or more) working households. With 71 units and only 142 parking spots, over-flow parking will be **inevitable**, and the short-term, planned **under-provision** of resident parking in order to earn **Bonus Density Credits** for MidPen, will place a **long-term future burden** on the lower-income residents, as well as create animosity to surrounding neighborhood residents who may resent seeing the surrounding streets clogged with over-flow cars.

**Hoping** that people will use "alternative means of transportation" IE: walking, or biking to work or to school is **wishful thinking** since the County has **no** sidewalks or **bike paths** further north than the traffic signal at Coronado in El Granada, and the Half Moon Bay schools and shopping centers are 7 miles away, (one-way). How are kids supposed to get to schools or adults to work when the public transit is infrequent, and the Moss Beach Chevron is charging \$4.99 per gallon for regular gas? In addition, considering the upcoming State ban on the sale of gas-powered cars by 2035, the allocated **FIVE EV charging stations** are **inadequate** for the 400-Plus future residents, and two lots (North & East) have none at all. There needs to be far more than merely 5. Please add more parking spaces in the open space vacant lot below Lincoln Street and behind Building # 7 and 1 EV per unit = 71 chargers.

**Stormwater** – San Mateo County DPW has no MidCoast Stormwater system, and water **cannot** be added to sewers. Please do **not** send any Storm water off-site, especially into the Montara Creek which flows directly into an **ASBS**, the Protected Fitzgerald Marine Reserve, and Area of Special Biological Significance. Additional retention pond systems need to be planned as well as underground downspouts on all buildings. All paved surfaces should be **pervious** to minimize run-off and to recharge groundwater.

**Ingress & Egress** – **The Carlos intersection** has poor **line-of-sight** on a blind curve at **Highway One & requires a roundabout**. If there is a traffic signal installed, commuter traffic will bunch-up waiting to leave in the mornings or coming home in the evenings. A Roundabout will calm traffic approaching it from either direction, without creating a huge back-up that a traffic signal would. Any local Coastsider will note the lack of bunched traffic in Montara and Moss Beach where we have **no** traffic lights until the Harbor. Additionally, Carlos Street is very **narrow**, therefore both construction traffic and future residential traffic should be **restricted** and asked to enter and leave the project only at Route One.

**Increased On-site Parking** – could be **added** in the open space lot **behind building # 7** below Lincoln St.

**Emergency Evacuation** – SMC Lacks an **Emergency Action Plan** for the MidCoast's Unincorporated area and, there could be a multi-days long emergency, such as the CZU Lightning Strike Fire that lasted almost a month or an Earthquake or Tsunami which might cause both visitors and residents to seek emergency shelter, however, there is **NO EVACUATION CENTER** in the Unincorporated area for existing residents or tourists. Certainly this needs to be addressed before adding 400+ residents to the area!

**Colors** -The selected unit colors are not congruous to the Seaside setting. Please consider **ocean** hues, such as grays, greens, or blues!

Page 2

- 1.) **Increase EV Charging** stations to 71 or, one per unit/ 17 per lot. East & North lots currently have **Zero**.
- 2.) **Increase** on-site Parking to 2 spots per bedroom, not per unit. Many families have more than one car or more than two car owners per unit because it requires a car to get places efficiently from this part of SMC. Many MidCoast parents currently drive thier kids to and from school, but lower wage jobs may not allow for this type of schedule flexibility.
- 3.) **All paved surfaces** need to be **Pervious** to both recharge groundwater & to reduce stormwater run-off from the project.
- 4.) **Bio Retention Ponds** may be inadequate for severe storms like we've recently experienced. Please add more, increase the holding capacity, & route all building downspouts to them, via a French drain system.
- 5.) **Both Construction** and **Future Project Traffic** on narrow Carlos Street needs to be **restricted**.
- 6.) The main **ingress and egress from Highway 1** should be redesigned to include a **Roundabout\*** to avoid **bunching** to get out of or into the project during commute times. (**\*thus, aiding traffic flow for ALL MidCoast residents as well as tourists/visitors on busy weekends.**
- 7.) San Mateo County lacks an **EMERGENCY EVACUATION PLAN** or a **Designated Emergency Center** for the MidCoast area. The Coastside will be gridlocked should there be an emergency such as a Tsunami, Earthquake or wildland Fire before said plan ever comes to fruition. (Especially on weekends with visitors.)
- 8.) Please consider changing the selected **paint colors of the units** to a more **harmonious** color like **ocean tones** of blues, greens or grays. The **barn red** is hideous, and doesn't go well with the Coastal ambiance of this seaside area. Barn colors might be embraced in Salinas, but here they are jarring to the eyes.

Thank you !

Sincerely,

Carllysle Ann Young  
180 San Lucas Avenue  
Moss Beach, CA 94038  
[cid4houses@gmail.com](mailto:cid4houses@gmail.com)

**Cid Young**  
650-728-9271  
[cid4houses@gmail.com](mailto:cid4houses@gmail.com)  
Moss Beach, CA 94038

**Carllysle Ann Young, REALTOR®**  
**Bay Area Real Estate Services**  
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574 Sierra Street  
Moss Beach, California 94038  
415.225.6173  
[brennajmcnab@gmail.com](mailto:brennajmcnab@gmail.com)

County of San Mateo  
Planning and Building  
400 County Center  
Redwood City, CA 94063

July 12, 2023

Dear Coastside Design Review:

I am new to Moss Beach. I moved here a year ago and specifically chose this community for its understated coastal charms and peaceful lifestyle within San Mateo County.

The proposed Cypress Point Housing Project design plans fundamentally alter the characteristics that Moss Beach residents love the most. The insertion of institutional style buildings and vast tree removal plans negatively impact the neighborhood. The loss of trees and green space to the proposed development would be a true aberration when nothing on this scale exists anywhere along the mid-coast.

The addition of bright institutional lighting that would be required for the mammoth structures, along with the accompanying noise, would cause significant disruption to our area. An increase in noise and light pollution would diminish our enjoyment of nature and mainly the viewing of the nighttime skies. These plans do not provide adequate parking for the proposed number of units. Parking issues would overflow into our neighborhood streets creating unnecessary congestion and tensions that have never existed at Moss Beach.

Finally, the designs overlook critical issues around community health and safety, education, traffic, transportation, and environmental impact. This past winter's storms showed that we lack the infrastructure to support such an increase in population density.

The development design is out of place at Moss Beach and negatively impacts the community. I am certain Cypress Point will find a more suitable location elsewhere on the Peninsula, perhaps closer to a more urban hub with infrastructure in place to support it.

Thank you,

Brenna J. Gano McNab

## Glen Jia

---

**From:** Elizabeth Pearlson <lizanah@gmail.com>  
**Sent:** Wednesday, July 12, 2023 11:41 AM  
**To:** Glen Jia  
**Cc:** midcoastcommunitycouncil@gmail.com; Planning\_Commission; Michael Schaller; Ray Mueller; info@mwsd.net  
**Subject:** CDRC Item #3 Moss Beach Development

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Dear members of the Coastside Design Review Committee,

I am very concerned that this project is coming before this committee before an Environmental Impact Review has been completed and submitted to the community of Moss Beach.

I really have no idea why the correct order of operations is not being followed in this case and feel that the county is trying to push through an oversized development on a community that has no resources to support it.

That said, I do realize that it is not your job to evaluate the environmental impact on our community but rather to concern yourselves in how the design of this project coincides with the design of our moss beach neighborhood.

This housing project fails by overall design to meet the design character of the Moss Beach community. Cypress point will be an oversized, multi unit cluster of rental units plus a large community center completely out of scale and character for our neighborhood.

There will not be enough parking either within the housing project or in the surrounding neighborhood. And due to the fact that there is no easily accessible public transportation, all of the people living in Cypress Point will need a car and will be commuting several miles in either direction for work. Isn't the point of low income housing to be in an area where it's residences won't need the added expense of owning and driving a car everywhere just to even get to a grocery store? How is this location even practical?

The additional cars will cause our streets to be crowded and dangerous, not allowing for evacuations in the case of a fire, earthquake or other disaster. This neighborhood was not designed to be a parking lot and that is what Cypress Point will create.

There is also a concern regarding stormwater and its impact which has not yet been assessed.

The safe removal of potential hazardous materials has not been assessed.

Why are we discussing design when there has been no EIR?

I am requesting that this design review be tabled until the EIR can inform the committee and the community about the impacts this development will actually have.

Thank you for your time and consideration.  
Sincerely,

Elizabeth Pearlson , Moss Beach Resident

## Glen Jia

---

**From:** Todd . <toddenders@hotmail.com>  
**Sent:** Wednesday, July 12, 2023 2:13 PM  
**To:** Glen Jia  
**Subject:** RE: CDRC Item #3 - CSEA and MP Moss Beach Associates, LP

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Dear Members of the Coastside Design Review Committee,

Thank you for your consideration of my comments, submitted below

**Quotations From the Standards for Design:**

2. Setting:

The Midcoast "is a collection of five distinct communities (Montara, Moss Beach, El Granada, Princeton and Miramar), each with individual neighborhoods differing in architecture, size, scale and character. The individuality of each community is vital to the overall character of the Midcoast.

3. Purpose/Legislative Intent

"The purpose of the Midcoast Design Standards is to encourage new single-family homes and additions that have their own individual character, while ensuring that they are complementary with neighboring houses, the neighborhood character of each Midcoast community, and the surrounding natural setting.

**This housing project fails by overall design to meet the guidelines quoted above:**

- Cypress Point is designed to be a separate community with its own character as a multi-unit cluster of rental units in 16 very large 2-story buildings plus a large community center. These institution-like structures are noticeably out of scale and character with the neighborhood, looking similar only to each other, with pathways and special features available only to occupants.

I feel you should deny approval for this project as designed, as it does not meet the design standards.

Regards,  
Todd Enders  
Moss Beach, California

## Glen Jia

---

**From:** Katie Kostiuk <katie@fatpenstudios.com>  
**Sent:** Wednesday, July 12, 2023 2:04 PM  
**To:** Glen Jia; Michael Schaller  
**Cc:** rebecca katkin; Mark Stegmaier  
**Subject:** Item #3 - PLN2022-00220

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Hello Glen and Michael,

Although I do not have the bandwidth to be an Architect at Large on the CDRC anymore, I do still care deeply about development on the Coastside. The Cypress Point Family Community is the largest development I have seen go through review in my 6 years involved in the CDRC, and I wanted to offer some design feedback as a member of the public. I am not able to attend the hearing Thursday, so please accept this public comment to share with the community and CDRC. Please excuse the brevity, as I have limited time for review and comment:

### Positive feedback:

- I am in full support of a low income community to improve the lack of affordable housing in the Midcoast.
- The parking being centrally located and the mature landscape screening are helpful in making this an attractive addition to our community.
- The community amenities are great programmatic elements to support the residents.
- The reduced density that was requested seems appropriate for the semi-rural location, and I'm glad the County supported that request.

### Lack of compliance with the Guidelines:

- With a development of this size, a unified style that meets MANY of the guidelines is critical. Architecturally, this design requires large, broad brush changes to meet the guidelines and be a positive Architectural contribution to the community.
- These designs don't seem to follow any of the Guidelines for Building Mass, Shape and Scale. If anything, these look like the examples of what not to do in the Blue Book.
- None of the 2nd stories step in from the first floor plans. There is also no facade articulation (texture or color contrast) to break up the siding. Many long walls with no wall articulation.
- Solar is not a good justification for the single form roof massing, particularly when there is ample land for a solar array. Please don't let them use that weak argument to defend deviating from the Guidelines for a multi-building development! They could always create a solar array on a frame in a different part of the site with optimal solar orientation without such a negative impact to the Architecture and roof forms.
- Sheet G0.04 - The lighting is not dark sky or shielded. It would be good to also confirm the height of the pole mounted fixtures to avoid another lighting issue like we saw at the new Fire Station.
- The overpowering red color palette doesn't blend with the natural environment at all. In the renderings, it looks like a dated community already. If they want red, I think it would be better as an accent color or through landscaping. Not as the primary and secondary colors on every residential building other than the community center.
- Sheet A4.02 & A4.06 - Long, uninterrupted roof eaves, no secondary roof massing. It prevents these buildings from having a more residential scale. Opportunities for breaking up the roof massing at circulation



breezeways should be considered, and this strategy could be implemented at each building to help them relate to each other. Secondary roof forms would also help create a more residential scale.

- Sheet A4.02 - The shed roof is very out of place and is an odd scale with the rest of the building's massing.
- Sheet A4.05 - This building type at least has an offset in the footprint, which helps break the massing up better than the previous sheets. It still feels like it would benefit from secondary roof forms and there are missed opportunities for the offset footprint to break down the overall scale.
- Sheet A4.09 - This is the worst example of a mega block design so far. Each section that is separated by circulation could be broken up at the roofline, or even be separate buildings so it's similar neighborhood scale to the other buildings in this new neighborhood. Consider opposite gable orientation on the smaller sections, and utilizing secondary roof forms.
- Sheet A4.10 - The scale of this building is completely out of place with the rest of the buildings. Again, there is a guideline for similar neighborhood scale in relation to the other buildings in this new neighborhood. The angled gable end is interesting only because it's the only intentional design move that deviates from extruded footprints and simple gable roofs. It doesn't work well with the overly simple Colonial style, so it seems like an Architectural style needs to be established that works with the Design Guidelines. That is the best first step to creating a unified design with Architectural details that make sense and break up the mass and scale.

Thank you for the opportunity to provide professional, constructive feedback.

Best,  
Katie

Katie Kostiuk  
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## Glen Jia

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**From:** Kathie <klmartin10@comcast.net>  
**Sent:** Wednesday, July 12, 2023 1:56 PM  
**To:** Glen Jia  
**Subject:** Cypress Point Development

**CAUTION: This email originated from outside of San Mateo County. Unless you recognize the sender's email address and know the content is safe, do not click links, open attachments or reply.**

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Dear Members of the Coastside Design Review:

Living in Moss Beach for 35 plus years, I respect and appreciate the natural beauty of the Pacific Ocean, surrounding hills and open spaces it currently has. Protecting these natural wonders for existing and future generations has been a constant priority and ongoing work of caring and dedicated people.

Through the years a proposed freeway that would have decimated the beautiful McNee ranch in Pacifica on down through Montara and Moss Beach and further. It took decades of hard work and vigilance of people dedicated to preservation to stop this freeway. Thankfully the tunnels won out over the freeway, helping to save the beauty of this natural area.

Now the mind set of tearing away the natural beauty of the coast is again threatening the preservation of the coast.

The Cypress Point development affects all of the coastside from Pacifica on down to Half Moon Bay, not just the immediate area of the proposed housing.

The added traffic would have a negative impact on existing infrastructure that is already under pressure.

Up to 359 new residents and cars, yet the area where this proposed development is remote and rural. Very limited public transportation, adequate roads and amenities.

The main shopping areas are in Half Moon Bay seven miles away and Linda Mar shopping in Pacifica which is five miles away.

The only main access road is Highway 1 a two lane highway is currently congested especially on weekends and commute hours. Many tragic accidents have occurred on this stretch of the highway.

I support affordable housing in areas that have ease of access to needed amenities and that can handle the added stress on the environment.

The location in Moss Beach is a poor location for the scope of this development and is out of character with the existing lower density neighborhoods and it's special sea side rural charm.

Thank you for providing a means to communicate our concerns and

Thank you in advance for your consideration on these very important issues and how it affects the future of the beautiful coastside.

There are many areas of high density developments but our rural and open spaces are in jeopardy, please consider how negatively this project would affect these special and unique areas.

Sincerely,  
Kathleen Martin  
Moss Beach