

Written Public
Comment(s) for **Item No. 6**

From: alyce.cohn
To: [Sukhmani Purewal](#); [Camille Leung](#)
Subject: Agenda Item SMC BofS Tuesday, 3/26/2024 Planning & Bldg item 6
Date: Monday, March 25, 2024 10:02:58 AM

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3/26/24 BofS meeting
Agenda item 6 bldg & Planning
890 Upland Road, SMC, Redwood City
Parcel# 058-272-120
Permit county file number PLN 2022-00321

I am unable to attend this meeting. I would like the following commentary to be included for consideration.

- * the change in density stays within the character of the neighborhood.
- * Parcel is permitted for 3 dwellings, allowable ADUS (which are probable); impact of ADUs must be considered now, not as an afterthought.
- * Garbage Cans, curbside pickup: 3 units = 9 cans, 6 units = 18 cans. Where would these cans sit for pickup? Curb space is limited in that area. The street curves there, 18 cans would create a dangerous hazard. Please address the garbage can issue in advance.
- * Drainage, the increased density in soil coverage would create increased runoff on the slope. At present the street has significant drainage and drains. Increased drainage could impact existing homes on the low side of the street. Please address the increase in drainage to the street in advance.
- * Noise Abatement: Increased density will increase noise for existing neighbors decreasing privacy and comfort. Please address specific setback boundaries to protect existing neighbors (who cannot move their existing homes). Please address this especially for ADUs in advance, not later as an add on, afterthought.
- * Trees. In keeping with the character of the neighborhood please address the requirements for conserving and replacing trees.

Thank you for your attention and consideration of my comments.

Alyce Cohn
County Resident
890 Hillcrest Drive
Redwood City, CA

Written Public
Comment(s) for **Item No. 7**

CEO_BoardFeedback

From: Jacqueline Ramos <noreply@adv.actionnetwork.org>
Sent: Friday, March 22, 2024 4:57 PM
To: CEO_BoardFeedback
Subject: Support 100% Affordable Housing at Cypress Point!

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San Mateo County Supervisors ,

I am writing to express my strong support for the approval of the Cypress Point project. MidPen Housing, aims to construct a 71-unit affordable housing community on 11-acres at Carlos/Sierra in Moss Beach.

MidPen Housing has a long-standing reputation for its commitment to developing affordable housing. They have consistently demonstrated their ability to balance the creation of affordable homes with preserving the unique character and environment of the communities they serve. Their 8 year long engagement in this project is a testament to its potential success and sustainability.

The rental units, under MidPen's deft leadership, will be affordable to families earning 30-80% of Area Median Income, with preference for existing local employees. Cypress Point will be a 100% affordable project in the Midcoast area of the County, an area that currently has no deed-restricted affordable housing. It is proposed on just one of three sites designated for affordable housing in the Midcoast Local Coastal Program (LCP).

The project includes 18 homes set-aside for agricultural workers and their families, with a lease-up preference for Coastside workers and residents for the non-agricultural worker homes. This project is designed to meet a jobs/housing need out on the Coastside, where there is a significant unmet need for affordable housing and local workers are living in overcrowded households. The median income in San Mateo County is currently \$175k for a household of 4, which further emphasizes the necessity and urgency to build more affordable homes.

The two-story 3- to 4-plexes will be designed to blend with the home size and spacing of the surrounding neighborhood. This project not only addresses a critical social need but also respects the existing character of the community.

I urge you to consider the significant positive impact that the Cypress Point project will have on our community and approve its proposal without delay!

Jacqueline Ramos
jq.ramos.44@gmail.com

Redwood City, California 94063

CEO_BoardFeedback

From: Mark Salamon <noreply@adv.actionnetwork.org>
Sent: Friday, March 22, 2024 6:24 PM
To: CEO_BoardFeedback
Subject: Support 100% Affordable Housing at Cypress Point!

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The two-story 3- to 4-plexes will be designed to blend with the home size and spacing of the surrounding neighborhood. This project not only addresses a critical social need but also respects the existing character of the community.

I urge you to consider the significant positive impact that the Cypress Point project will have on our community and approve its proposal without delay!

Mark Salamon
marksalamon@aol.com

San Mateo, California 94403

CEO_BoardFeedback

From: Margarita Mendez <noreply@adv.actionnetwork.org>
Sent: Sunday, March 24, 2024 1:49 PM
To: CEO_BoardFeedback
Subject: Support 100% Affordable Housing at Cypress Point!

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San Mateo County Supervisors ,

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The rental units, under MidPen's deft leadership, will be affordable to families earning 30-80% of Area Median Income, with preference for existing local employees. Cypress Point will be a 100% affordable project in the Midcoast area of the County, an area that currently has no deed-restricted affordable housing. It is proposed on just one of three sites designated for affordable housing in the Midcoast Local Coastal Program (LCP).

The project includes 18 homes set-aside for agricultural workers and their families, with a lease-up preference for Coastside workers and residents for the non-agricultural worker homes. This project is designed to meet a jobs/housing need out on the Coastside, where there is a significant unmet need for affordable housing and local workers are living in overcrowded households. The median income in San Mateo County is currently \$175k for a household of 4, which further emphasizes the necessity and urgency to build more affordable homes.

The two-story 3- to 4-plexes will be designed to blend with the home size and spacing of the surrounding neighborhood. This project not only addresses a critical social need but also respects the existing character of the community.

I urge you to consider the significant positive impact that the Cypress Point project will have on our community and approve its proposal without delay!

Margarita Mendez
rito_colmena.0r@icloud.com

Menlo Park, California 94025

CEO_BoardFeedback

From: Cathy Baird <noreply@adv.actionnetwork.org>
Sent: Sunday, March 24, 2024 6:19 PM
To: CEO_BoardFeedback
Subject: Support 100% Affordable Housing at Cypress Point

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.

San Mateo County Supervisors ,

I am writing to express my strong support for the approval of the Cypress Point project.

MidPen Housing aims to construct a 71-unit affordable housing community on 11-acres at Carlos/Sierra in Moss Beach. MidPen Housing has a long-standing reputation for its commitment to developing affordable housing.

The rental units will be affordable to families earning 30-80% of Area Median Income, with preference for existing local employees. Cypress Point will be a 100% affordable project in the Midcoast area of the County, an area that CURRENTLY HAS NO DEED-RESTRICTED AFFORDABLE HOUSING. It is proposed on just one of three sites designated for affordable housing in the Midcoast Local Coastal Program (LCP).

The project includes 18 homes set aside for agricultural workers and their families, with a lease-up preference for Coastside workers and residents for the non-agricultural worker homes. This project is designed to meet a jobs/housing need out on the Coastside, where there is a significant unmet need for affordable housing and local workers are living in overcrowded households. The median income in San Mateo County is currently \$175k for a household of 4, which further emphasizes the necessity and urgency to build more affordable homes.

I urge you to consider the significant positive impact that the Cypress Point project will have on our community and approve its proposal without delay!

Cathy Baird
cathy_baird@yahoo.com

San Carlos, California 94070

CEO_BoardFeedback

From: Rich Pierceall <beachbound@coastside.net>
Sent: Monday, March 25, 2024 8:31 AM
To: CEO_BoardFeedback
Subject: Agenda Item 7 - Cypress Point Housing Project

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.

Honorable Board Members:

I am a 28-year resident of Moss Beach, at 587 Sierra Street. I have been actively following the processes that have been followed to push the Cypress Point project forward, and quite frankly don't understand the specifics of how so many unresolved issues such as traffic, water, sewer, environmental impact, hazardous material, etc. can be sidestepped in light of greenlighting this project.

As a home owner, I have recently been working with the San Mateo Planning Commission, related to a relatively simple task of removing two hazardous trees in my back yard. The rules and regulations have been very defined, with many similar stipulations that apply to the Cypress Point project. The difference is, I have had to complete all steps, follow all regulations am still awaiting approval hoping the trees don't fall on my house or the neighbor's, which happened to the adjacent trees in my back year a few months ago.

I am not faulting the Planning Commission's rules and regulations and my responsibility to take the proper steps to comply with the law. What I don't understand is why a private citizen is obligated to follow procedures, while large organizations like Mid-Pen are able to skirt the process. I have attended many meetings with MCCC and with our local supervisor where this project has been rejected until proper analysis and reporting have been completed. To my knowledge, this project is lacking in many fundamental reports such as a EIR and a CalTrans analysis to support the approval of this project.

It seems to me that Government should apply the same laws and regulations to a project as small as my tree problem as they do to a major re-tooling of our neighborhood.

I fully understand the need in for affordable housing in California and in San Mateo county, and I support that as I do the Wavecrest project in El Granada. I urge the Board to consider delaying the approval of this project until all of the proper findings, reports and impact plans have been submitted and approved.

Thank you for your consideration.

Sincerely,

Richard Pierceall
587 Sierra Street
Moss Beach, CA 94038
650.219.5413

CEO_BoardFeedback

From: mark@epstar.com
Sent: Sunday, March 24, 2024 3:01 PM
To: CEO_BoardFeedback; Dave Pine; Noelia Corzo; SMC_SupMueller; Warren Slocum; David Canepa
Subject: Agenda Item 7 Cypress Point Housing Project

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.

Ladies and Gentlemen,

Please add me to the list of Coastal residents who are upset about the proposed Cypress Point Housing Project and disappointed that the mid-coast residents have been virtually ignored by the Board of Supervisors, our local representative and the Coastal Commission in addressing the specific concerns raised by residents over the past several years.

It is imperative that before this project is approved, the county should acknowledge and do something about our inadequate water supply and sewage facilities, drainage issues, power supply and public safety in terms of pedestrians, bicyclists and evacuation capacity.

The biggest issue is traffic. It would be negligent of the Board to approve this project without personally driving to the central coast on Hwy 1 on a Saturday or Sunday during the late Spring and Summer seasons. You would experience the frustration of local residents who cannot even get onto the Highway, north or south, because of the bumper to bumper traffic. Adding several hundred new residents and automobiles will only exacerbate the problems. As you must be aware, there is woefully insufficient public transportation and shopping in this area.

The most critical aspect of the traffic issue is the proposal to convert Carlos Street into a one-way street, to the immense disadvantage of all current Moss Beach residents. The street currently cannot accommodate two cars going in opposing directions without extraordinary care; it has no sidewalks or gutters. Adding several hundred new residents and automobiles will definitely exacerbate this problem and create new problems in the event of an emergency.

We support new housing in this county and we support low-income housing in this county. However, it should be placed in an appropriate location. Placing high density housing in this location would be a big mistake not only because of the effects to the current residents on the coast, but also to the future residents of this housing project who would find themselves in a semi-rural area with no jobs, no public transportation, immense traffic problems, insufficient water and power and so forth.

These issues have been pointed out to the Board and the Coastal Commission many times in the past. However, nothing has been done to mitigate these problems and that is why there is so much local resistance to this proposed project.

Respectfully submitted,

Mark L. Epstein
Epstein & Friedman LLP
2025 Carlos Street
Moss Beach, CA 94038

650-728-5040 Direct
650-728-8318 Fax
mlepstein@msn.com
mark@epstar.com

CEO_BoardFeedback

From: carol scatena <maxmossbeach@sbcglobal.net>
Sent: Sunday, March 24, 2024 3:33 PM
To: CEO_BoardFeedback
Subject: Agenda item 7 the Cypress point housing units

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.

To the Board of Supervisors;

I cannot attend the meeting, since I am taking care of my 106 year old mother who resides with me and cannot be left alone.

I strongly oppose this project for the following reasons

1. Too large for the area and not close enough to schools, shopping, and etc, which means the people that will reside there will have to drive everywhere which will increase traffic on an already congested 2 lane road.
2. Mid-Penn already built Moonridge, South of HMB who has approximately 100 gang members living there, so I don't trust them to screen their occupants. Check out the amount of calls the Sheriff dept. responds to since the project was built. Also is this project going to decrease the values of our homes? If so, I will personally sue every board member that approved this project, including Mid-Penn.
3. A neighbor told me we, the homeowners, will pay for this project, which I object to, Mid Penn wants to build it, they should finance it 100% plus keep it up, Property owners shouldn't be holding the bag for costs.

Carol Scatena
Moss Beach, Ca

CEO_BoardFeedback

From: Kathy White <further@coastside.net>
Sent: Sunday, March 24, 2024 2:54 PM
To: CEO_BoardFeedback
Subject: Agenda Item 7: Cypress Point Housing Project

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March 24, 2024

San Mateo County Board of Supervisors

As a lifelong resident of San Mateo County and 50 year resident of Montara I ask for a realistic assessment of this development. All the concerns that have been raised have been ignored. Our community created and funded the Water and Sewer authority which has been successful at meeting our needs. Adding so many new users is sure to put a strain on our water resources and delicate ocean ecosystem. Traffic concerns that have been brought up are real and must be addressed. We have lived with narrow roads and a lack of services normal for a rural community but we can't absorb the great increase in car trips this will create. There is no other way to get around in this area. Hills are steep for bikes, walking anywhere is a long walk. You can't cross the highway safely. On a nice weekend cars are stopped in Moss Beach trying to leave the Coastside heading North and South to go over 92 is almost always backed up. Rising Sea Levels is a huge concern as we could be all trapped when highway 1 crumbles at Surfers Beach. The people moving into this development are going to struggle to get their kids to school, doctor appointments and fed. I feel like this was all a foregone conclusion and none of our concerns have been addressed. When I first heard about this idea and spoke to a Mid Pen official about the number of cars that would be parked on the streets she laughed and said that was not a concern. It is a big concern and an environmental disaster.

Kathryn and Howard White

CEO_BoardFeedback

From: Megan McDow <megmcdow@gmail.com>
Sent: Sunday, March 24, 2024 12:55 PM
To: CEO_BoardFeedback
Subject: Agenda Item 7 - Cypress Point Housing Project

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 Members of the San Mateo County Board of Supervisors,

I am writing today regarding the Cypress Point housing development. I think I've written to every agency connected to this development over the last 7 years, but it seems no one is listening to those of us that will be directly affected by this development. We on the Coastsides live here because we like the rural, uncrowded feeling of the community. We want the Coastsides to remain that way. Developments like Cypress Point are the exact opposite of rural. Cypress Point will significantly increase the Moss Beach population living on the East side of Hwy 1. I realize that more housing is needed, but 70 units in this neighborhood is excessive. Not to mention the amount of cars and traffic that will be added with no infrastructure updates happening until many years down the road. Besides an aging sewer system, narrow roadways with no sidewalks, the dangerous Hwy 1/Carlos Street intersection that will push more traffic to the already busy California/Hwy 1 intersection, my main concern is with the lack of parking on-site for Cypress Point.

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 live 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, Moondridge? If you drive down Miramontes Point Road, you will see cars parked on either side of the street for several 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.

Thank you for hearing my concerns.

Sincerely,
Megan McDow
Kelmore St., Moss Beach

CEO_BoardFeedback

From: Justine Cable <justinelouise.cable@gmail.com>
Sent: Sunday, March 24, 2024 7:11 AM
To: CEO_BoardFeedback
Subject: Moss Beach MidPen 71 / AB1449

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.

As a resident of Montara, I want to voice my concerns regarding the MidPen 71 project in Moss Beach, CA.

First, it's important that the readers of my email understand I support affordable housing solutions for the Coastside. We need these options for the people that live and work on the Coastside.

Let's review what the MidPen 71 project doesn't guarantee for the Coastside. At its core, this project is being railroaded and is in clear violation of AB 1449.

- Housing for people that actually work and live on the Coastside. The recent meeting on March 13, 2023 even mentions this housing is for people in Pacifica. Teachers and farmers that live and work on the coast should be getting priority over anyone living in Pacifica.
- Safety - increased traffic put our crumbling and ignored roadways at risk. Lack of adequate pedestrian crossings and bridges over highway 1, or roundabouts to alleviate the traffic congestion, which all contribute to choke points in the event of an any emergency or natural disaster. Think of Paradise and Lahaina. Aging PG&E infrastructure, triggering fires, unreliable internet and cell service make contact with our limited emergency services. WE HAVE NO REAL EMERGENCY ROOM OR HOSPITAL HERE. Without real investment in these areas, the county assumes full responsibility for any future degradation and issues that the MidPen 71 development adds with its premature development.
- The site is in a liquefaction zone and has 160 heritage trees. We are in a climate emergency. To choose to clear cut a site of carbon-sequestering trees that are giving us life-saving oxygen, instead of leveraging huge swaths of open space at the 92 and Highway 1 intersection is shortsighted at best and I'm at a loss to understand why we wouldn't use these open spaces instead of cutting down these valuable trees.
- Pollution: MidPen 71 has not proven that it won't pollute our water supply or our watershed.
- Services: Moss Beach has no major grocery store, no consistent bus services and no safe bike paths or pedestrian walkways. As I understand it, this project would also not bring in any additional tax revenue that would help contribute to our local school district system, which is already impoverished and gets very little money to keep is running. It's in such a bad state we voted to pass a parcel tax on properties to help limp it along financially. We do not have a grocery store nearby. People must either go to Pacifica or half Moon Bay to purchase groceries.

However, I would support a project of this kind in my community if the following conditions could be met:

- Safe and regularly maintained roads and highways with pedestrian over bridges, sidewalks and removal of all stoplights on Highway 1 and roundabouts used instead.
- NO DESTRUCTION OF TREES. We are in a state of climate crisis and cannot afford unnecessarily destroy trees unless it's for safety.
- NO POLLUTION OF OUR WATER SUPPLY
- Booster our electric grid, internet and cell services.
- County Tax revenues directly targeted to the Cabrillo School District for the next 100 years, plus increasing teacher salaries from being the lowest in the county to the highest (frankly still isn't enough for them).

- Exclude applicants that do not work on the Coastside from being eligible to apply at any MidPen property on the coast. Priority to be given to teachers, farm workers and others that meet the criteria.
- Development of a real hospital with an emergency room and a grocery store.

I know we need affordable housing solutions in our area, but there must be a better solution than railroading this one into this space. I support affordable housing, but I also support logical affordable housing solutions.

Thank you for your time in reading my email.

Justine Cable
(650) 766-3548

CEO_BoardFeedback

From: Beverly Hayes <beverly.hayes2@gmail.com>
Sent: Saturday, March 23, 2024 9:05 PM
To: CEO_BoardFeedback
Subject: Agenda Item 7 - Cypress Point Housing Project

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.

To the Board of Supervisors,

Please **do not approve** of the Cypress Point Housing Project without considering the feasibility and safety of building housing at the proposed site. If you do, you will put all current and future residents at risk for many safety violations. You will think you have done a wonderful thing by providing housing for those in need, but you must look at the facts before signing off on this because you will be endangering their lives as well as those of us who live here.

As 41-year long homeowners in Moss Beach, we support low income/affordable housing projects. We know how important they are. However, we are **not in favor** of the Cypress Point housing project for many reasons. The most important point that is being ignored is the **public safety** of the current and future residents.

First of all, the **scale of this project** is out of line with the community size. The number of people and cars will put a huge burden on the resources of this town. Moss Beach is a very small town and the increase in the number of people, cars, and traffic is out of line with what is available and makes for dangerous situations for current and future residents.

Our **roads are small** and not able to handle the huge number of cars that will drive on them. We have paid privately to pave our "end of county"

roads. We have maintained them for decades. There are no sidewalks or street lights. These roads will be dangerous given the amount of people that are proposed to live at this project in addition to the people who already live here. There are not safely walkable or bikeable roads.

Furthermore, the **resources that are supposed to be available** to low income residents are not in place at this location and **cannot be ignored**. There is limited public transportation, no grocery stores, libraries, or nearby schools except for a K-5 that is dangerous to bike or walk to. There are no urgent care or medical facilities, no community center, and one small park that is difficult to walk to with steep roads. The middle school and high school are over 7 miles away. Please do not ignore these facts.

Other reasons that this project is inappropriate for this area is the **effect on wildlife**. The light pollution caused by parking lot lights and this many units will affect migrating whales. This area is rich with wildlife that will all be affected by this destruction of the land. The **noise and light pollution** will affect all surrounding neighbors.

This project will put all current and future residents at risk for safety issues. Narrow roads, too much traffic, difficulty entering and exiting Highway One, toxic exposure to lead and asbestos at this formal Naval site, an old sewer system, toxic overflow to the Fitzgerald Marine Reserve, and many other issues that are being ignored so that a housing project can be built. Once this project is built, who will take care of these safety issues? Shouldn't these be researched and mitigated before approving this project? **Who will be responsible for the detriment of the health and well-being of those who live here?**

Please consider these important issues at the upcoming meeting on March 26.

Thank you,
Howard and Beverly Hayes
Homeowners for 41 years
500 Buena Vista Street, Moss Beach

CEO_BoardFeedback

From: Tracey Kehir <tiki.kehir@gmail.com>
Sent: Saturday, March 23, 2024 6:35 PM
To: CEO_BoardFeedback; SMC_SupMueller
Subject: Agenda Item 7 - Cypress Point Housing Project

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.

Board of Supervisors,

We vehemently oppose this ill-conceived housing project. Safety for the existing community members and all future residents are totally being ignored and disregarded. How is this smart and effective planning for our Coastside? Furthermore, how did this project get approved by the planning commission when it does NOT meet the CEQA exemption criteria? What or which entities will be held liable for any and all safety hazards and concerns (accidents, injuries, etc) the public, MCC, and MidCoast Eco have raised repeatedly regarding the traffic (vehicle, pedestrian, bicycle) in and around the entire proposed project and Hwy.1 and route to the Farallone School in Montara???

Tracey and Michael Kehir

CEO_BoardFeedback

From: John Gruver <jgruver@me.com>
Sent: Saturday, March 23, 2024 11:29 AM
To: CEO_BoardFeedback
Subject: Cypress Point Planned Unit 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.

Hello,

Funding for Stormwater and Highway Mitigation must be approved, and the work completed before this project gets built. Beginning with the shared turn lane at Carlos and Highway 1, for the construction Traffic.

Thank you.

John

John H Gruver
722 Buena Vista St.
Moss Beach, CA 94038
jgruver@me.com
Cell: 650.576.9063
Land Line: 650.728.9114

CEO_BoardFeedback

From: Penny Nixon <revgpn@gmail.com>
Sent: Saturday, March 23, 2024 11:08 AM
To: CEO_BoardFeedback
Subject: Support for Cypress Point Agenda #7

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 honorable supervisors,

A quick email to lend support for the Cypress Point project and to approve the recommendation from the Planning Commission.

I am seeking as an individual, and also on behalf of the Peninsula Solidarity Cohort — the faith communities we represent across the Peninsula want to do all we can to support affordable housing and a number of us are also exploring using our land to build affordable housing.

Grateful for your service, and for all your good work on behalf of all the residents of San Mateo County,

Penny

Rev. Dr. Penny Nixon
Co-director, Peninsula Solidarity Cohort



CEO_BoardFeedback

From: Lena Orlando <orlando077@gmail.com>
Sent: Saturday, March 23, 2024 7:29 AM
To: CEO_BoardFeedback
Subject: Moss Beach 71 unit housing 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.

Hello,

I just want to write a quick note in regards to the Moss Beach development.

My concern is the removal of green space as a corridor for wildlife. In a time of extreme climate change I hope those in charge of approving development take into account the impact of removing green space on the planet. Now I know one could argue "well it's not that big a space" but we've done that for decades and now our planet is covered in concrete and literally suffocating.

Please consider building on space that has not been claimed or re-claimed by nature.

Please consider fire hazards and traffic control and cost of living when there is no grocery store within walking distance (the liquor stores do not count and they are full of subsidized sugar).

Please reconsider this plan and do not build on this site.

San Mateo county has plenty of urban space to build housing on. Do not let those wealthy communities on the other side of the hills push their problems as far away from their communities as possible. Build subsidized housing where it makes sense, in the urban atmosphere.

I am for affordable housing and I don't care if it's in my backyard, but this particular space is vastly inappropriate. Please build where folks can walk to a grocery store and walk to services.

Condense urban spaces for the sustainability of our planet.

Thank you,
Lena Orlando
Montara

From: [Mercedes Segura](#)
To: [CEO BoardFeedback](#); [Sherry Golestan](#); [Sukhmani Purewal](#)
Subject: FW: Cypress Point Housing Project Moss Beach CA
Date: Friday, March 22, 2024 5:05:08 PM
Attachments: [image001.png](#)

Hi Sukhi and Sherry,

Here is additional correspondence for Item No. 7 on the March 26, 2024, agenda.

Thank you.



Mercedes Segura

Administrative Assistant II

County of San Mateo

Planning & Building Department

455 County Center 2nd Floor

Redwood City, CA 94063

(650) 363-7825

www.smcgov.org/planning

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From: Michael Schaller <mschaller@smcgov.org>
Sent: Monday, March 18, 2024 1:56 PM
To: Mercedes Segura <mbsegura@smcgov.org>
Cc: Angela Montes <amontescardenas@smcgov.org>; Steve Monowitz <smonowitz@smcgov.org>
Subject: Fw: Cypress Point Housing Project Moss Beach CA

Hello Mercedes,

Could you please add the email below to the "Comments Received" folder/list. Thank you.

Michael Schaller
Senior Planner
San Mateo County Planning & Building Department

From: Jack Hesotian <JHesotian@fermacorp.com>
Sent: Monday, March 18, 2024 10:19 AM

To: Michael Schaller <mschaller@smcgov.org>; Rexing, Stephanie@Coastal <stephanie.rexing@coastal.ca.gov>; Martinez, Erik@Coastal <erik.martinez@coastal.ca.gov>; rmuller@smcgov.org <rmuller@smcgov.org>; Noelia Corzo <ncorzo@smcgov.org>; Dave Pine <dpine@smcgov.org>; David Canepa <dcanepa@smcgov.org>

Subject: Cypress Point Housing Project Moss Beach CA

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.

From: Jack Hesotian 637 Buena Vista, Moss Beach Ca 94038

Hello Everyone,

I oppose the **current size** of this plan for the following reasons:

The main reason is traffic: There are very few services in Moss Beach, everyone that lives here works and shops and dines and receives services only by car. Car travel is very important.

1. 71 units with 3 cars per household is 213 additional vehicles on Highway One every day. The average car requires about 50 feet of space on the road the length of the car plus the gap between them and the next car. 213 cars x 50 feet =10,650 feet or almost 2 miles of additional cars on the road. Anyone who drives highway one knows that it is very difficult to get from Moss Beach to Half Moon Bay at rush hours or any time on weekends.
2. Emergency egress off the coast in case of wild fire could result in loss of life. Emergency response for stroke and health attacks will be very slow at rush times.
3. Access onto Highway one is very difficult, as these 213 additional cars attempt to merge onto highway one at Carlos Street they will tire with the wait time and travel down to California and other Streets with access to Highway one making merge times unbearable at all merge points.
4. Because of the amount of traffic on Highway one the speed limit of 40 to 55 MPH are almost never achievable, traffic generally flows at 35 to 40 MPH max. With two more miles of cars on the road, Highway One will be down to an average speed of less than 20 MPH.

The second reason is water and sewer capacity. Once these 71 units are in place and using water for a few years what happens when our ground water wells start to run dry? Are the developers of this project going to pay for a desalination plant? No of course not, they will have their profit and be long gone, leaving residents to pay for water and or sewer.

This project will add 71 x 4 people per unit = 284 additional residents to Moss Beach. Moss Beach has a current population of 3,100 people. Adding 284 is increasing the population by about 9%. That would be the equivalent of adding a single development of 7,300 people to Redwood City, would you ever consider approving a single development of that size for Redwood City? Of course not!

I recommend that this project be cut in size to a maximum of 24 new units, when you consider the

current size of Moss Beach and it's access, egress, and services limitations, 71 units is way too much.

Thank you,
Jack Hesotian



SIERRA CLUB
LOMA PRIETA

Sierra Club Loma Prieta Chapter
Serving San Mateo, Santa Clara and San Benito Counties
Protecting Our Planet Since 1933

3921 East Bayshore Road, Suite 204
Palo Alto, CA 94303

April 24, 2017

Felix AuYeung
Director of Business Development
MidPen Housing Corporation

Dear Mr. AuYeung,

Per your request, we have updated the unit quantity to reflect current estimates, but we still have concerns about the project.

The Sierra Club has long supported the mission of the MidPen Housing and we have on many occasions been supportive of several of your eminently worthy individual projects. The Sustainable Land Use Committee comments support land use efficient projects within a half mile of a transit hub and looks for restoration of ecological services outside.

The Sierra Club is aware that your organization is serious about participating in a high density affordable housing project located in Moss Beach at 1 Sierra Street - the general description is 71 units on 11 acres. In response to concerns from Club members who live in the area we have visited the site and our initial impression is that there could hardly be a much worse location for affordable housing in the urbanized Mid-Coast. The location inefficiency will add transportation as a cost burden on affordable residents already struggling with the inadequacy of our wage regimes. It is equally remote in both directions from supermarkets, shopping, general services and medical practices. Food and service deserts are an inequitable cost and safety burden given the awful walkability score, a measure of land use efficiency. The interface with Highway #1 is dangerous and very difficult to remedy. The lack of employment opportunities would also be inequitable. As to impacts, both the Level Of Service (LOS) and the Vehicle Miles Travelled (VMT) calculations would be significant.

As matters stand it is difficult for us to conceive of mitigations that would realistically overcome these deficiencies and therefore we must sympathize with the concerns of the neighbors. We are taking this occasion to seriously inquire of MidPen if you are fully aware of these deficiencies and have some plan to overcome them. We look forward to your reply and discussing this issue with you.

Regards,

Gladwyn d'Souza
Co-Chair, Sustainable Land Use Committee
Loma Prieta Chapter, Sierra Club

CC: James Eggers, Director
Sierra Club, Loma Prieta Chapter
Mike Ferreira, Conservation Committee Chair

From: Ruth Stoner Muzzin
To: CEO, Board/Feedback
Cc: Planning Commission; Michael Schaller; SMC_SunMueller; Grega Deques
Subject: March 26, 2024 RDS Agenda Item 7 / Midpeninsula Housing Cypress Point Proposed Project
Date: Friday, March 22, 2024 3:54:16 PM
Attachments: inace002.png
inace003.png
Sierra Club/Loma Prieta Chapter letter to MidPen Housing 4.24.17.pdf

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.

To the San Mateo County Board of Supervisors:

My home is on 13th Street in Montara, just across Montara Creek and upslope from the proposed Mid-Peninsula Cypress Point project location, which lies in a wooded portion of Moss Beach. I have lived in Montara for more than 20 years. Compared to some of my neighbors, I'm still a newcomer. Although we all support increasing the Coastside's stock of affordable housing, for both working families with children and seniors alike, I must continue to voice opposition to the proposed Moss Beach location for Mid-Peninsula Housing's Cypress Point project.

I provide for your consideration below my February 2024 comments to MidCoast Community Council that were also provided to the County's Planning Commission. Those comments and others I've provided raised issues of non-compliance with the claimed CEQA exemption, of sparse community resources and inadequate endangered species surveys, as well as proximity to wildfire danger, none of which I believe have been adequately addressed by the County or the applicant. In addition, I attach for your information the Sierra Club's 2017 letter to Mid-Peninsula, which expressed strong concerns as to the suitability of the identified Moss Beach parcel for this housing project. The transit safety and other issues raised in the Sierra Club's letter have still not been addressed as far as I can tell.

Dozens of far more suitable locations exist on the Coastside, including undeveloped or under-developed infill parcels even in Montara or Moss Beach that are located on more level ground, already adjacent to existing utility and sewer services and with safer access to the transit corridor. This location in Moss Beach, next to Montara Creek and currently accessible only by footpaths and extremely narrow sidestreets is not an appropriate location for a new housing development. Furthermore, I understand the area provides or is adjacent to existing habitat for endangered San Francisco garter snakes and red-legged frogs. I've seen both of these species near my own home over the years. As I've stated before, clearing the proposed project property of any contamination from past military use and preserving it as open space would be a far more appropriate use of the land, in my own view.

If the property must be developed, the proposed project location might be better suited to senior housing, because seniors could take advantage of paratransit options. Seniors who drive would still be less likely to be commuting daily and adding significantly to the traffic dangers. But this location, which is not in proximity to K-12 schooling, supermarkets* or other necessary amenities, is just not well-suited to anyone who may be relying on walking, bicycling or public transit for transportation. (*No, the Coastside Market in Moss Beach is not a supermarket. It is a convenient but higher-priced small market with a robust wine and liquor selection; a much-appreciated neighborhood business, but hardly the best or most economical option for basic food items.)

The sole Highway One access point at 16th and Carlos Streets is already well known among the community as a dangerous intersection. As far as I'm aware, area residents who *could in theory* use the Carlos Street and Highway One intersection to access their homes rarely do so, because it's on a combination blind-curve and hillside. Adding 71 housing units to this intersection, likely with multiple drivers, as well as bicyclists and pedestrians, including children, without any firm Caltrans plans in place for a traffic roundabout, a pedestrian overpass, or any other mitigation to be completed in advance of project completion is simply asking for a needless tragedy. No-one's life is worth putting 71 new homes in the wrong place.

Surely, with all of the state and federal funding that is being directed toward affordable housing, we can put our heads together and find a better Coastside location for Mid-Pen's proposed project, a better future for this parcel of land, and get some much-needed housing swiftly built in a better location. If there had been adequate consideration of location alternatives after the Sierra Club's 2017 letter, a housing project could have been built at least twice over and it would be operating today.

Please deny the claimed CEQA exemption, deny the application and require the applicant to revise the application either to fully consider alternative locations within the community that better meet the CEQA exemption requirements, or to supplement the existing, inadequate environmental review to adequately address the issues I've mentioned.

Lastly, two requests. Because I have read a statement that your decision on this project on March 27th would not be appealable to the Coastal Commission, I have a question and I hope that staff or counsel can provide me with an answer before Tuesday's meeting – on what basis would a Board of Supervisors decision to grant or deny a Coastal Development Permit NOT be appealable to the Coastal Commission? In addition, the meeting Agenda refers to conditions listed in "Attachment A" but as of today, no attachment or link is provided with the March 26, 2024 Agenda. Would staff please provide a link to the referenced "Attachment A" for Agenda Item 7? Thank you very much.

Thank you for considering my comments, and thank you all for the hard work you do for our County every day.

Sincerely,

Ruth Stoner Muzzin
Montara, CA

From: Ruth Stoner Muzzin <rmuzzin@friedmanspring.com>
Sent: Tuesday, February 27, 2024 5:12 PM
To: Michael Schaller <mschaller@smc.gov.org>; Planning Commission <Planning_Commission@smc.gov.org>
Subject: Planning / Midpeninsula Housing Cypress Point Proposed Project - FW: MCC Feb. 28 2024 meeting - comment on Item 4b

Hello –I am forwarding a copy of comments submitted today to the Midcoast Community Council. Thank you.

Ruth Stoner Muzzin
Montara, CA

From: Ruth Stoner Muzzin
Sent: Tuesday, February 27, 2024 3:17 PM
To: midcoastcommunitycouncil@gmail.com
Subject: MCC Feb. 28 2024 meeting - comment on Item 4b

Dear Midcoast Community Council -

Please accept my brief comments on Feb. 28, 2024 Agenda item 4b. If possible, please display the two screen shots below during public comment.

I'm writing to identify issues with the assertion that the project qualifies under AB1449's provisions for possible exemption from CEQA. There may be others. I'd also like to point out that an exemption from CEQA does not automatically qualify a project for exemption from the separate requirements of the Coastal Act.

First, analysis on OPR's sitecheck tool reveals information that is inconsistent with claimed compliance under Gov. Code section 65913.4(a)(6)(J), habitat for protected species. Many past commenters noted the presence of protected species in the project and survey areas, and our comments are supported by the green areas that are indicated within the proposed project parcel in the first screen shot below.

Second, even if the parcel itself is not directly in a wildfire zone, wildfire danger is an immediately adjacent safety issue. Notice in the second screenshot below that the only evacuation route is shown within wildfire hazard area, to both north and south.

Finally, for purposes of compliance with the fourth overarching qualification, under Section 21080.40(a)(1)(D) of the Public Resources Code, the parcel marked as "12" in Appendix A of the Consistency Analysis is not the same as the westward parcel where the Montara Water & Sanitary District facilities described under the "use" column in Appendix A are located. If parcel "12" were moved to the "undeveloped" category, the percentage of developed parcels would fall from 80.8% as claimed to 69% instead, which is below the 75% development threshold. The alternative "three sides" approach adopted for grantmaking analysis purposes does not appear well-suited to an irregularly-sized parcel.

Thank you for your work and attention, and for the opportunity to comment.

Ruth Stoner Muzzin
Montara, CA

Site Check ✓

https://sitecheck.opr.ca.gov

Overview Explore Screen Analyze 300 ft

Exemption Summary

- Density of Exemptions

Boundaries

- Parcels
- Building Footprints
- Census Blocks
- City
- County
- Metropolitan Planning Organization

Urbanized/Urban Areas

- Urbanized Area or urban cluster under Census
- Urbanized Area under PRC 21071
- Urban Area under PRC 21094.5

OPR Land Use Categories

- Agricultural
- Industrial
- High Intensity Commercial
- Low Intensity Commercial and Public Facilities
- Mixed Use of Residential and Commercial
- Planned Area
- Urban Residential
- Suburban Residential

Legend

- Special Habitats
- Parcels

Created by Conservation Biology Institute

57°F Sunny

2:14 PM 2/27/2024

Site Check ✓

https://sitecheck.opr.ca.gov

Overview Explore Screen Analyze 1000 ft

Transit

- Existing Major Transit Stops
- Existing High-Quality Transit Corridors
- Stops along existing High-Quality Transit Corridors as defined in PRC 21155

Vehicle Miles Traveled

- Per Capita VMT: 15% Below Regional Average
- Per Capita VMT: Below Regional Average

Environmental Constraints

- Special Habitats
- Prime farmlands or farmlands of statewide importance
- Wetlands
- Earthquake/Seismic Fault Zones
- State Conservancy Boundary
- Riparian Areas
- Landslide Hazard
- Flood Plain
- Wildfire Hazard

Base Layers

Legend

- Parcels
- Wildfire Hazard

Created by Conservation Biology Institute

56°F Sunny

2:41 PM 2/27/2024



SECOND HARVEST
of SILICON VALLEY



March 22, 2024

County of San Mateo, Board of Supervisors
Hall of Justice
400 County Center
Redwood City, CA 94063

sent via e-mail to: boardfeedback@smcgov.org

RE: Item 7, March 26, 2024 BOS Regular Meeting; Cypress Point affordable housing project

Dear Supervisors,

Second Harvest of Silicon Valley is pleased to support MidPen's proposal for 71 affordable homes in Moss Beach. We have partnered with MidPen at their properties on the Coastsides, and attest to the care that the on-site staff puts into their properties, and most importantly, their residents. MidPen's staff works directly with residents through on-site programming and connects with the community by engaging with community partners.

Second Harvest of Silicon Valley is the hub of the charitable food system, serving more than 500,000 individuals each month through a network of more than 400 nonprofit partners at almost 1,000 locations. Second Harvest provides food to our partners for free but we would not be able to do this work deeply in community without our partners.

Second Harvest of Silicon Valley partners with MidPen at a number of their locations to provide food assistance to their program participants. Currently, we partner to support 200 MidPen families on the coast monthly through our food distributions. Additionally, we provide healthy snacks to more than 40 youth participating in the MidPen After School Programs and support the community through nutrition education and CalFresh outreach.

The Cypress Point development will have a significant impact on the community by providing much needed affordable housing, and the opportunity for Coastsides workers and residents to establish stability and a higher quality of life. There is currently no affordable housing available in the Midcoast despite the need. We hope to have the opportunity to continue to partner with MidPen at Cypress Point in the near future and encourage you to support the proposal.

Thank you for your consideration.

Sincerely,

Tracy Weatherby
Vice President, Strategy & Advocacy

Curtner Center
408-266-8866
750 Curtner Avenue
San Jose, CA 95125

Cypress Center
408-266-8866
4001 North First Street
San Jose, CA 95134

Bing Center
650-610-0800
1051 Bing Street
San Carlos, CA 94070

shfb.org

Midcoast ECO



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for the San Mateo County Midcoast*

March 22, 2024

TO: San Mateo County Board of Supervisors
400 County Center
Redwood City, CA 94063

ATTN:

San Mateo County Board of Supervisors: boardfeedback@smcgov.org
dpine@smcgov.org
ncorzo@smcgov.org
SMC_SupMueller@smcgov.org
wslocum@smcgov.org
dcanepa@smcgov.org

Michael Schaller, Senior Planner: mschaller@smcgov.org

CC:

Midcoast Community Council: midcoastcommunitycouncil@gmail.com

RE: March 26, 2024 Meeting Agenda item 7: Comments on MidPen Housing Corporation
PLN2022-00220

Dear Members of the San Mateo County Board of Supervisors,

We urge you to require meaningful mitigation measures for infrastructure, neighborhood road and traffic safety, and environmental impacts before any building takes place for the proposed Cypress Point housing project in Moss Beach.

While we have serious doubts regarding the application of Assembly Bill No. 1449 to make this project exempt from CEQA, and we believe the project violates the Coastal Act, we are focused here on public safety concerns.

The DEIR and the Planning Department Staff Report recognize there is substantial evidence of potentially significant impacts. This underscores the need for mitigations for intersection controls, establishment of safe routes to school, safe crosswalks, a bi-modal trail and public transit improvements. However, project construction is proposed to take place years before critical safety measures, if any, will be completed and mitigations for key public safety concerns remain so undefined that it is impossible to gauge effectiveness. Furthermore, they are speculative on both feasibility and funding, with no guarantee of implementation presented,



admittedly leaving the negative impacts to public safety unmitigated indefinitely. We are also concerned that local environmental impacts of the project have not been adequately considered.

We urge the Board of Supervisors to meaningfully evaluate and require mitigations in the conditions for approval in order to ensure that **public safety** will be preserved and prioritized prior to the construction of this large-scale housing project.

Please support a healthy, sustainable community for our current and future residents!

1. Traffic, Neighborhood Road Safety, Parking

This project acknowledges that "Traffic Impacts are significant and will remain significant even with mitigations proposed." This is an understatement that borders on negligence in the face of public safety.

Moss Beach neighborhood roads are narrow, hilly, and curvy. Most do not meet the "Complete Street" standard. The project's impact on the neighborhood streets is likely to create unsafe conditions for pedestrians and cyclists. The interim changes for sidewalk improvements and signage for sharing the road are ill-conceived considering actual road conditions and destinations. Feasibility has not been demonstrated for a proposed multi-use trail along Carlos Street.

Questionable numbers are used throughout the Planning Department Staff Report report to minimize traffic and parking impacts. With a more realistic projection of residents to be around 359 (not 213), we estimate that parked vehicles will likely exceed 300 (not 142). The project's effort to encourage public transit is destined to fall short, since **there is no adequate public transportation system in this area**. Consider also that the steep topography around the site will discourage pedestrian and bicycle use by the residents and that nearby service amenities are minimal.

These issues will result in even **higher VMT** and incidences of **uncontrolled parking and excessive traffic on narrow neighborhood streets**.

Please require that the project:

- provide a realistic evaluation of VMT as required by the Coastal Act,
- require more on-site parking and
- require a multi-use trail be in place for safe pedestrian and bicyclist use before construction.

2. Carlos Street - Too narrow for expanded use

Carlos Street is particularly narrow, curvy, and sloped southbound. It is currently a popular pedestrian and bicyclist route because it leads directly to the commercial area and runs parallel to the highway for cyclists - and it exemplifies coastal character with scenic views. Also



note, several driveways of existing homes are steep and will become unsafe with increased traffic. There is not enough room for two-way traffic and the added project traffic will result in unsafe conditions for all users, particularly non-vehicular users.

The single access point to the project on Carlos Street remains problematic for the safety of the neighborhood streets. Safely directing project traffic towards this chosen entry from HWY1 is needed.

Please require:

- identification and implementation of mitigation measures to make sight distance, ingress and egress safe at Carlos Street's northern intersection with HWY1.

Pedestrians and bicyclists currently have no safe path north of the project entrance on Carlos Street to cross the highway or proceed to Montara. This is also the current route to Farallone View Elementary School. It is already unsafe and will become worse due to new project construction and increased usage by new residents.

Please require:

- that implementation of a safe biking and walking route to Montara's Elementary School be established before construction and
- that at least one crosswalk near Carlos St and HWY1 be added for pedestrians to safely cross to the ocean-side of the highway for recreational use and to the nearest southbound transit stop.

3. HWY1 Limitations Under Emergency Situations

Recent history regarding the limitations of having only one road in, through and out has been presented and discussed at length. While the DEIR and the Planning Department Staff Report reference conditions at particular nearby intersections as already problematic, neither report discusses the concerns regarding the highway in emergency situations. The question is not about how the new project residents will have access to the highway but rather the question is about how adding additional traffic from the project can be justified before the highway traffic studies are complete, improvement approved, funded, and implemented.

With the limitations of Highway 1 as the one-road coastal emergency route with no expansion under review, how is this unlike the disastrous conditions encountered in Maui and in Paradise? The Midcoast area is already challenged by power outages and traffic accidents that can close off the highway for hours.

Please require:

- development of safety measures or mitigations to address how added traffic volume will be addressed to ensure safety before construction.



4. Toxins and Hazards

This project puts existing and future residents at **risk for toxic exposure to substances like lead and asbestos**. Despite the Planning Department staff report's assertion that **lead levels** were below RWQCB ESLs, MidPen's contracted analysis showed that they were in fact **9 times the ESL**. Additionally, **sampling for asbestos was never done** or even considered, **even though its presence has been documented on the site**. Hazards from construction vehicles and equipment operation, on top of toxic hazards in the existing building remnants and soils from this formerly used Naval defense site, are not adequately addressed. The proposed approach to pass the responsibility of mitigation to the construction contractors offers no security to the community. The proposal to use synthetic materials for some of the final surfaces is also contrary to current health guidelines.

Please require:

- that fact-based information be used to determine the extent of hazardous materials on the site before any grading is done,
- that mitigation measures be implemented to contain and cleanup these toxins as required by the Coastal Act in order to protect public health before construction begins and
- that a healthful environment be provided for new resident families by using an appropriate substitute for the proposed synthetic material on some of the project's surfaces.

5. Inadequate Storm Drainage

Storm drainage on Carlos Street is already problematic. The project will increase impervious surfaces on-site by approximately 143,254 square feet. A 2-hour storm event requirement is inadequate at best, with potential devastating effects to the Montara Creek ESHA and federally-protected Fitzgerald Marine Reserve. Furthermore, last year storm drainage spilled down the CalTrans embankment between Carlos and HWY1 causing landslides and trees falling onto HWY1.

Please require:

- that measures be developed to protect Montara Creek and the Fitzgerald Marine Reserve from toxins and overflow as required by the Coastal Act and
- that infrastructure be added to adequately handle storm drainage.

6. Sewer System Burden

While discussion of the sewer system focuses on capacity, the fact remains that the system is aged and in dire need of repair. MWSD is financially stretched and facing significant capital improvements that are largely funded by our small community. Not mentioned is the **48-year old sewer treatment plant, SAM**, and the fact that it too **needs major investment** that is not funded at this time. SAM is an enterprise that is jointly owned with Half Moon Bay and El



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Granada and currently embroiled in a multi-year lawsuit disputing financial responsibilities and limping along while it continues to delay capital improvements.

Please require:

- that the impact of the Project on the SAM sewage treatment plant be evaluated by SAM, not only for capacity but for the added burden to existing risks.

Please realistically consider these critical issues. The matters of public safety and inadequate wastewater treatment infrastructure are particularly lacking in evidentiary support for approval of this project. Thank you for your consideration of our comments at your upcoming meeting on March 26, 2024.

- Midcoast ECO Board of Directors

Holland & Knight

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Chelsea.Maclean@hklaw.com

March 22, 2024

Board of Supervisors, County of San Mateo
Sukhmani S. Purewal, Assistant Clerk of the Board
400 County Center, 1st Floor
Redwood City, CA 94063

*Sent via email to dpine@smcgov.org; ncorzo@smcgov.org;
SMC_SupMueller@smcgov.org; dcanepa@smcgov.org;
wslocum@smcgov.org; spurewal@smcgov.org*

Re: Applicability of the State Housing Laws to Cypress Point Affordable Housing Project

Dear Board of Supervisors:

Our firm represents the MidPen Housing Corporation (“Applicant”) in its application to construct a 71-unit affordable housing community on a 10.875-acre parcel (APN 037-022-070) in Moss Beach (the “Project”), an unincorporated community in San Mateo County. We appreciate the County’s efforts in processing this important 100% affordable housing project. As you know, the California Legislature has adopted myriad new laws to produce housing in a response to the on-going housing crisis. This letter summarizes and demonstrates the applicability of various state housing laws to the Project, as previously communicated to the San Mateo County Planning Commission in earlier correspondence.

Legislative Background

In adopting more than 150 new housing laws since 2017, the Legislature has articulated statistics that convey the depth and breadth of the housing crisis. For example, legislative findings adopted as part of the Housing Crisis Act of 2019 state the following:

- (1) California is experiencing a housing supply crisis, with housing demand far outstripping supply. In 2018, California ranked 49th out of the 50 states in housing units per capita.

(2) Consequently, existing housing in this state, especially in its largest cities, has become very expensive. Seven of the 10 most expensive real estate markets in the United States are in California. In San Francisco, the median home price is \$1.6 million.

(3) California is also experiencing rapid year-over-year rent growth with three cities in the state having had overall rent growth of 10 percent or more year-over-year, and of the 50 United States cities with the highest United States rents, 33 are cities in California.

(4) California needs an estimated 180,000 additional homes annually to keep up with population growth, and the Governor has called for 3.5 million new homes to be built over the next 7 years.

(5) The housing crisis has particularly exacerbated the need for affordable homes at prices below market rates....

(b) In light of the foregoing, the Legislature hereby declares a statewide housing emergency, to be in effect until January 1, 2025.

The following identifies some of the housing laws applicable to the Project.

Housing Accountability Act

First, the Housing Accountability Act (“HAA”) applies to the Project. The HAA strictly limits an agency’s authority to reject or to significantly condition its approval of qualifying housing projects. In Gov. Code § 65589(d), projects are afforded protections when they include a specified minimum amount of “very low, low- or moderate-income housing.” To qualify, a project must include at least 20% low income units or 100% moderate income units. Gov. Code § 65589.5(h)(3)(A). The Project will comply by providing 100% of its units for low income households.

Where applicable, the HAA provides that an agency shall not disapprove a housing development project or condition approval in a manner that renders the housing development project infeasible unless it can make written findings, based upon a preponderance of the evidence, of one of the following. None of the findings are applicable here, as discussed below.

1. **The agency must have adopted a housing element and be in substantial compliance. It then must have met or exceeded its share of its regional housing need allocation.** Gov. Code § 65589.5(d)(1). In this instance, San Mateo County does not have a currently compliant housing element. It was found to be out of compliance from [HCD as of January 19, 2024](#).
2. **The project must have a specific, adverse impact upon public health or safety that cannot be mitigated.** Gov. Code § 65589.5(d)(2). A finding of public health or safety impacts must be a “significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as

they existed on the date the application was deemed complete,” with no feasible way to mitigate the impact. Gov. Code § 65589.5(d)(2). The State Legislature has emphasized its expectation that this type of “public health or safety” condition will “arise infrequently.” (Ch. 243, Stats. 2018; AB 3194 of 2018 (Daly)). The County has not identified a public health or safety impact based on a written standard, policy or condition. Rather, the County has found the Project in compliance with all applicable policies and other requirements.

3. **A denial of the project must be mandated by state or federal law.** Gov. Code § 65589.5(d)(3). There is no state or federal law that compels the County to reject the Project. To the contrary, approving the Project would further the purposes of numerous federal and state laws that promote the development of affordable housing, as discussed herein.
4. **The project must be zoned for agriculture or have inadequate water or wastewater facilities to serve it.** Gov. Code § 65589.5(d)(4). The Project site is not zoned for agriculture or resource preservation. The project site is currently designated Medium-High Density Residential. As part of project approvals, a General Plan Amendment to Medium Density Residential has been requested. The Project within the Medium High Density Residential General Plan designation. Further, there is no evidence that there would be insufficient water or wastewater facilities available to serve the Project. (See Draft Environmental Impact Report, Utilities Chapter.)
5. **The agency must have adopted a housing element and be in substantial compliance. The project must then be inconsistent with the zoning ordinance and general plan land use designation.** Gov. Code § 65589.5(d)(5). The County does not have a currently compliant housing element. Further, while the County has found the Project compliant with General Plan and Zoning standards, such compliance is not required pursuant to this provision.

Based on the foregoing, the Project qualifies as a housing development project for low-income households under the HAA, thereby limiting the County’s ability to deny or condition the Project in a manner that renders it infeasible.

Housing Element Law

In addition to the HAA, there are number of provisions in Housing Element law that require streamlined processing for Housing Element inventory sites. We note that the site has been identified in the draft 2023-2031 Housing Element as a pipeline project (see Table E-5, as shown below):

Address	Community	APN	General Plan Designation	Zoning	Min Density	Max Density	Size (acres)	Existing Use	Capacity by Income Level				Total Units	Project Description
									Very Low	Low	Moderate	Above Moderate		
CARLOS ST AT SIERRA ST	MOSS BEACH	37022070	Medium High Density Residential	PUD-124	8.8	17.4	11.0	Vacant	35	35	0	1	71	100% affordable project on site of previously approved higher density mixed-income project, revised to lower densities

Projects with 20% low income housing on sites that are listed in the Housing Element inventory for affordable housing and have been recycled from prior housing elements are subject to by right processing. Gov. Code § 65583.2(c). The Project site was in fact listed in the prior, Fifth Cycle, [Housing Element 2014-2022](#) (see Table 9-6, excerpted below). By-right processing precludes the jurisdiction from requiring any discretionary local review or approval, including CEQA. Gov. Code § 65583.2(i).

APN	Lot Size (Acres)	County Area	Zoning	General Plan Land Use	Minimum Res. Density/Acre (if applicable)	Maximum Lot Capacity (Units)	Realistic Capacity (Units)	Current Land Use	Environmental Constraints	Infrastructure Availability/Issues
037022070	11.09	Rural Midcoast	PUD-124/CD	Medium High Density Residential	8	192	40	VACANT LAND	No known constraints	Available/None

Additionally, projects with 20% low income units on sites that are identified in the Housing Element as needing upzoning to meet unaccommodated affordable housing need are also subject to by right processing. Gov. Code § 65583.2(h).

Projects with at least 49% affordable projects on Housing Element inventory sites that are required to be rezoned must also be approved unless adverse health or safety impact findings are made. Gov. Code § 65583(g). This pathway is available for projects consistent with objective standards and where a jurisdiction has not implemented rezoning by the statutory deadline.

Once the Housing Element is certified and implementing rezoning is adopted, additional by right processing pathway may also be available for this site, further evidencing the intent of the Legislature to provide for streamlined processing for projects such as this Project.

State Density Bonus Law

The Project also qualifies for the State Density Bonus Law (Govt. Code § 65915 et seq.) by providing 100% affordable units. Gov Code § 65915(b)(1)(G). The State Density Bonus Law provides a number of benefits to qualifying projects including density bonuses, incentives/waivers, development standard waivers and parking reduction. While the Applicant has not requested any State Density Bonus Law benefits, and in fact has *reduced* the density of the Project to be sensitive to the surrounding community, it is still worth noting that the Project qualifies for the State Density Bonus Law protections as well.

Board of Supervisors, County of San Mateo

March 22, 2024

Page 5

Conclusion

In conclusion, this Project is afforded protections under numerous components of California housing law. We appreciate the County's diligence in continuing to process the Project in line with these laws.

Sincerely yours,

HOLLAND & KNIGHT LLP



Chelsea Maclean

Cc: Tim Fox
Steve Monowitz
Mike Schaller
Serena Ip

CEO_BoardFeedback

From: Linda B. Goldstein <lindabgold@coastside.net>
Sent: Thursday, March 21, 2024 1:37 PM
To: CEO_BoardFeedback
Subject: Coast Commission proposal for Mid Pen Housing Cypress Point

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.

Last week the Coastal Commission approved the 71-unit proposal by Mid-Pen Housing at Cypress Point. Note that all units other than that for the live-in manager will be rented at affordable rates (80% AMI or <), 15 will be set aside for farmworkers, and 75% will be reserved for those living or working on the Coastside. This coming **Tuesday, March 26, at 9 am**, the proposal goes to the **SMC Board of Supervisors**. Supporters are urged to attend the meeting, either in person or by Zoom. The agenda has not yet been released but can be accessed here: <https://sanmateocounty.legistar.com/Calendar.aspx>. If you can't attend, you can submit a written comment by Monday, 3/25, 5 pm to Boardfeedback@smcgov.org.

All,

I support the above proposal. I am a Coastside Resident of HMB for over 20 years! And I am a member of Coastside Faith In Action.

Thank you for your consideration,

Linda Goldstein

CEO_BoardFeedback

From: Elizabeth Kloepfer <elizabethkloepfer@gmail.com>
Sent: Thursday, March 21, 2024 9:06 AM
To: CEO_BoardFeedback
Subject: Regarding Cypress Point:

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.

Regarding Cypress Point:

- 1) I am very concerned about the loss of trees and habitat, particularly our heritage trees, which cannot be replaced.
- 2) Additionally, the traffic and the increase of greenhouse emissions.
- 3) It will be very difficult for people to leave the coast should there be an emergency. How will we be able to leave should there be an emergency? I feel like we will be another Lahaina waiting to happen, it is hard enough getting off the coast now with all the additional tourists which will only increase with time.
- 4) There are not many jobs, daycare, schools or anything nearby without driving. One household could have up to 4 cars each, I seriously doubt there will be enough parking.
- 5) Drainage of water and sewage, how will this affect our infrastructure in this area? I think this may be a big issue.
- 6) The noise, disruption and pollution this will cause by building such a large complex in our area, is very concerning and disrupts our quality of life. Making streets larger in our small community to accommodate large trucks to bring in building supplies/excavation equipment will destroy the serenity and beauty of our area. The entire reason we live here.
- 7) I understand there is lead in the soil, how is this safe for children?

Sincerely,
Elizabeth & Kirk Kloepfer
ElizabethKloepfer@gmail.com
12th Street, Montara

CEO_BoardFeedback

From: Luke Rinne <noreply@adv.actionnetwork.org>
Sent: Friday, March 22, 2024 1:43 PM
To: CEO_BoardFeedback
Subject: Support 100% Affordable Housing at Cypress Point!

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.

San Mateo County Supervisors ,

I am writing to express my strong support for the approval of the Cypress Point project. MidPen Housing, aims to construct a 71-unit affordable housing community on 11-acres at Carlos/Sierra in Moss Beach.

MidPen Housing has a long-standing reputation for its commitment to developing affordable housing. They have consistently demonstrated their ability to balance the creation of affordable homes with preserving the unique character and environment of the communities they serve. Their 8 year long engagement in this project is a testament to its potential success and sustainability.

The rental units, under MidPen's deft leadership, will be affordable to families earning 30-80% of Area Median Income, with preference for existing local employees. Cypress Point will be a 100% affordable project in the Midcoast area of the County, an area that currently has no deed-restricted affordable housing. It is proposed on just one of three sites designated for affordable housing in the Midcoast Local Coastal Program (LCP).

The project includes 18 homes set-aside for agricultural workers and their families, with a lease-up preference for Coastside workers and residents for the non-agricultural worker homes. This project is designed to meet a jobs/housing need out on the Coastside, where there is a significant unmet need for affordable housing and local workers are living in overcrowded households. The median income in San Mateo County is currently \$175k for a household of 4, which further emphasizes the necessity and urgency to build more affordable homes.

The two-story 3- to 4-plexes will be designed to blend with the home size and spacing of the surrounding neighborhood. This project not only addresses a critical social need but also respects the existing character of the community.

I urge you to consider the significant positive impact that the Cypress Point project will have on our community and approve its proposal without delay!

Luke Rinne

luke.rinne@gmail.com

146 Sand Hill Cir

Menlo Park, California 94025

CEO_BoardFeedback

From: Leane Eberhart <noreply@adv.actionnetwork.org>
Sent: Friday, March 22, 2024 1:31 PM
To: CEO_BoardFeedback
Subject: Support 100% Affordable Housing at Cypress Point!

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.

San Mateo County Supervisors ,

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The two-story 3- to 4-plexes will be designed to blend with the home size and spacing of the surrounding neighborhood. This project not only addresses a critical social need but also respects the existing character of the community.

I urge you to consider the significant positive impact that the Cypress Point project will have on our community and approve its proposal without delay!

Leane Eberhart
califdesigner@gmail.com
151 N Ellsworth
San Mateo, 94401

CEO_BoardFeedback

From: juana ruano <juana.ruano@yahoo.com>
Sent: Monday, March 25, 2024 9:42 AM
To: CEO_BoardFeedback
Subject: .7 Cypress point

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.

Apoyo la construction de vivienda en la Cypress point Moss Beach California que sea para bajo ingresos para todos ya nuestros sueldo es bajo y lo necesitamos gracias por escucharme y recordarme todo somos un mundo 🌍 y solo Corazón ❤️🌍❤️

[Enviado desde Yahoo Mail para iPhone](#)

From: [Alice Linsmeier](#)
To: [CEO BoardFeedback](#)
Subject: Board of Supervisors Point 7 of 3/26/24 meeting: Cypress Point Development
Date: Monday, March 25, 2024 9:49:53 AM

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 County Board of Supervisors,

Thank you for your consideration of the Cypress Point development in Moss Beach. As a coastside resident, I see and hear from my friends and neighbors, the great need for affordable housing, at all income brackets, but especially for extremely low and low income residents and their families.

With the cost of housing so out of reach, so many families are forced to either double and triple up in crowded apartments/rentals, and the children are struggling for a peaceful space to live and study. Their parents are the ones who are the backbone of our service, agricultural and fishing industries that we all benefit from on the coast.

Please support the Cypress Point development and other affordable housing options and measures. It is the just thing to recognize them for their hard work and a decent place for them and their children.

Thank you,

Alice Linsmeier

From: [Edgar Arias](#)
To: [CEO BoardFeedback](#)
Subject: Comentario:
Date: Monday, March 25, 2024 9:59:53 AM

Translated on the next page!

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.

Si estamos apoyando para que se construyan las viviendas por falta de necesidad para la comunidad. Creo que no hace falta que vengan otras personas de otros lados aquí sobran la personas viven en una casa 4 familias. Es necesario que se hagan las viviendas

Enviado desde mi iPhone

Spanish



English

Si estamos
apoyando para que
se construyan las
viviendas por falta
de necesidad para
la comunidad. Creo
que no hace falta
que vengan otras
personas de otros
lados aquí sobran la
personas viven en
una casa 4 familias.
Es necesario que se
hagan las viviendas
Enviado desde mi
iPhone



Yes, we are supporting the construction of homes due to a lack of need for the community. I think there is no need for other people to come from other places here, there are plenty of people living in a house with 4 families. It is necessary that the houses be built
Sent from my iPhone

Translated on the next page!

From: [Lily Lopez](#)
To: [CEO BoardFeedback](#)
Subject: .7 Cypress point in Moss Beach
Date: Monday, March 25, 2024 11:16:52 AM

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.

Buenos días a todos los miembros de la junta de supervisores. Mi comentario es a favor de la construcción de las 71 unidades en Moss Beach por parte de Midpen Housing.

La necesidad de viviendas asequibles en el área de la costa del condado de San Mateo es muy necesaria para los trabajadores esenciales de bajos ingresos ya que no hay vivienda para vivir, es la razón por la que tenemos que compartir con otras familias. Espero que ustedes los supervisores del condado pueda hacer su mayor esfuerzo para apoyar este proyecto muchas gracias.

Buenos días a todos ×
los miembros de la
junta de
supervisores. Mi
comentario es a
favor de la
construcción de las
71 unidades en
Moss Beach por
parte de Midpen
Housing.

La necesidad de
viviendas
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área de la costa del
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SanMateo es muy
necesaria para los
trabajadores
esenciales de bajos
ingresos ya que no
hay vivienda para
vivir, es la razón por
la que tenemos que
compartir con otras
familias. Espero que
ustedes los
supervisores del
condado pueda
hacer su mayor
esfuerzo para
apoyar este
proyecto muchas
gracias.

Good morning to all
members of the
board of supervisors.
My comment is in
favor of the
construction of the 71
units in Moss Beach
by Midpen Housing.

The need for
affordable housing in
the coastal area of
SanMateo County is
greatly needed for
low income essential
workers since there
is no housing to live
in, it is the reason we
have to share with
other families. I hope
that you county
supervisors can do
your best to support
this project, thank
you very much.

From: [Katie Goetz](#)
To: [CEO BoardFeedback](#)
Subject: Mid Pen Housing in Moss Beach
Date: Monday, March 25, 2024 12:13:52 PM

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 Members of the Board of Supervisors,

Thank you for your consideration of working with Mid Pen Housing to create more affordable housing in the Coastside part of our county. While we know that there are vulnerable residents throughout our county, perhaps some of our most vulnerable are members of our farmworker community who will be eligible for this housing. San Mateo County is a vibrant community, and will remain this way if we do the work to assure that all of our residents are housed in safe and secure ways.

Please follow the lead of the Planning Commission and vote in favor of this work.

Sincerely,
Katie Goetz, pastor
Woodside Road United Methodist Church
Redwood City, CA

From: [Joan Marie O'Donnell](#)
To: [CEO BoardFeedback](#)
Subject: Cypress Point Affordable Housing, Moss Beach
Date: Monday, March 25, 2024 12:17:46 PM

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.

I welcomed the news that Mid-Peninsula Housing is adding to the inventory of affordable housing in Moss Beach. I highly support moving forward, with confidence Mid-Pen will address any negative impacts on current residents. I am especially gratified that agricultural workers and their families will be served.

Sister Joan Marie O'Donnell
Sister of Mercy
Sent from my iPhone

Translated on the next page!

From: [Juan Salgado](#)
To: [CEO BoardFeedback](#)
Date: Monday, March 25, 2024 2:00:41 PM

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.

Hola buena tarde mi nombre es

Juan Manuel salgado

Mi número de teléfono es

2569453173

Y vivo en half moon bay California

Les envío este mensaje para apoyar la construcción de los apartamentos en

Moss Beach ojalá puedan conseguir los permisos necesarios para llevar acabó está construcción tan importante q Tanta falta nos hace y esperó q un día q estén terminados se acuerden de nosotros y puedan dejarme uno pará mí

Muchas gracias

Midpen housing

Spanish



English

Hola buena tarde mi nombre es Juan Manuel salgado. Mi número de teléfono es 2569453173 y vivo en half moon bay California . Les envío este mensaje para apoyar la construcción de los apartamentos en Moss Beach ojalá puedan conseguir los permisos necesarios para llevar acabó está construcción tan importante q Tanta falta nos hace y esperó q un día q estén terminados se acuerden de nosotros y puedan dejarme uno pará mí. Muchas gracias
Midpen housing

Hello good afternoon my name is Juan Manuel Salgado. My phone number is 2569453173 and I live in half moon bay California. I am sending you this message to support the construction of the apartments in Moss Beach, I hope you can get the necessary permits to complete this important construction that we need so much and I hope that one day when they are finished you will remember us and can leave one for me . Thank you so much
Midpen housing

From: [Elizabeth Kloepfer](#)
To: [CEO BoardFeedback](#)
Subject: Cypress Point
Date: Monday, March 25, 2024 2:18:39 PM

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.

Regarding Cypress Point:

- 1) I am very concerned about the loss of trees and habitat, particularly our heritage trees, which cannot be replaced.
- 2) Additionally, the traffic and the increase of greenhouse emissions.
- 3) It will be very difficult for people to leave the coast should there be an emergency. How will we be able to leave should there be an emergency? I feel like we will be another Lahaina waiting to happen, it is hard enough getting off the coast now with all the additional tourists which will only increase with time.
- 4) There are not many jobs, daycare, schools or anything nearby without driving. One household could have up to 4 cars each, I seriously doubt there will be enough parking.
- 5) Drainage of water and sewage, how will this affect our infrastructure in this area? I think this may be a big issue.
- 6) The noise, disruption and pollution this will cause by building such a large complex in our area, is very concerning and disrupts our quality of life. Making streets larger in our small community to accommodate large trucks to bring in building supplies/excavation equipment will destroy the serenity and beauty of our area. The entire reason we live here.
- 7) I understand there is lead in the soil, how is this safe for children?
- 8) Why does the Coastal Commission have no say, and members of the community?

Sincerely,
Elizabeth & Kirk Kloepfer
ElizabethKloepfer@gmail.com
12th Street, Montara

CEO_BoardFeedback

From: Jean Knight <jean.dora@gmail.com>
Sent: Monday, March 25, 2024 4:48 PM
To: CEO_BoardFeedback
Subject: Please approve the Cypress Point affordable housing project

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 Members of the Board of Supervisors:

Please approve the Cypress Point affordable housing in Moss Beach, urgently needed for the health and wellbeing of Coastside families currently living in substandard conditions. As you probably are aware, many low-income families here are sharing a single home, sometimes with several families to one home, each family having a single bedroom. The toll is particularly acute for the children, affecting emotional wellbeing and educational progress.

I have read the draft EIR, watched the Mid-Coast Community Council meeting regarding the project, and attended the recent Planning Commission Meeting in which the Commissioners unanimously approved the project. As a retired civil engineer and 18-year resident of El Granada, I agree with the Commissioners' assessment. I understand the concerns of the local residents, and my comments below relate to those:

Traffic impacts: The following impacts were identified in the draft EIR as significant and unavoidable even with mitigation measures:

- Impact TR-2: "The proposed project would exceed the County VMT thresholds and therefore would not be consistent with State CEQA Guidelines Section 15064.3(b)."
- Impact TR-4: "Project-related pedestrians and bicyclists would be exposed to roadway-related hazards at the State Route 1 and Carlos Street intersection due to a geometric design feature (e.g., sharp curves or dangerous intersections)."

My comment: The VMT threshold is based on the countywide average VMT per resident, which is heavily weighted to the densely urbanized area over the hill, where people don't need to travel as far as we do to get places. Per the draft EIR (sec. [3.10.3.3](#): the County requires residential projects to quantitatively assess VMT impacts using a threshold of significance of 15% below the countywide average baseline VMT home-based trip VMT per resident, which is 13.60, and 15% of that is 11.56. The draft EIR estimated the current VMT average home-based trip VMT per resident for the Coastside from Devil's slide south to Half Moon Bay to be 23.8 VMT per resident, and 15% below that is 20.7. For the project site itself, the draft EIR states: "Based on existing travel patterns and the jobs-housing balance, new residents at the project site would be expected to generate VMT at a similar rate [to the estimated Coastside VMT] which would exceed the County's significance threshold of 11.56 daily home-based VMT per capita by resident.

In other words, the average project VMT is expected to be no different from the current average Coastside VMT. This makes sense, because most of the housing will be set aside for Coastsiders from Pacifica to Half Moon Bay, people who are already here. The finding of a significant impact was due only to the requirement to use a metric that bears no relation to the Coastside.

Regarding the Route1/Carlos St intersection, the Connect the Coast Plan has developed a reconfiguration for this intersection. If I understood Director Monowitz's comments correctly at the Planning Commission meeting, the County has the lead on this, so implementing this reconfiguration would seem to be within the County's control.

Other impacts: In the public comments at the Planning Commission meeting, I heard additional concerns:

- The site should be closer to amenities such as a major grocery store.

- It may result in excessive on-street parking on narrow streets.
- Narrow streets and steep grade on one of the streets (I believe it was 17%) make walking along streets difficult.

My comment: I understand the concerns of the residents, but these conditions apply to much of the Coastside. If these are conditions for denying the project, then likely no Coastside site is viable. E.g., unless one lives close to the Half Moon Bay Safeway and New Leaf, we all must drive to the grocery store. And many of our streets are narrow and challenging; e.g., the street where we live has a blind hill with a 20% grade, but many people, including us, walk it every day. I understand that Mid-Pen has committed to addressing residents' concerns, and Mid-Pen has a track record of being responsive. I hope and believe that residents will find that their fears about the project will be addressed.

The Cypress Point site has issues, but they are solvable, and although they are legitimate concerns of the residents, they do not compare with the issues faced by families living in a single bedroom. Please build these families affordable housing.

Thank you for considering my comments.

Jean Knight
El Granada

CEO_BoardFeedback

From: joanne.rokosky@comcast.net
Sent: Monday, March 25, 2024 4:46 PM
To: CEO_BoardFeedback
Subject: Item 7: Coastal Development and Other Permits for Cypress Point

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 Members of the Board of Supervisors,

I am writing to urge the Board of Supervisors approval of the Cypress Point Coastal Development and other permits. I am strongly in favor of the Mid-Pen Housing proposal to construct low-income housing in Moss Beach.

As a local resident, I am well aware of the longstanding need for affordable housing on the Coastsides. I have heard stories from very low-income families, who struggle to find a place to rent and often must double and triple up to afford a rent that far exceeds the recommended 30%. Yet, these families grow our food or provide services that contribute to the quality of life we enjoy on the Coast. I am also aware of the struggles our Cabrillo School District faces in hiring and retaining teachers due to a pay scale below that in neighboring communities. This development will provide 70 units of desperately needed housing, all to be rented at no more than 30% of income for those who qualify.

The property in Moss Beach was originally designated as an affordable site in the 1980's. Since initiating development plans, MidPen has faced ongoing opposition despite having meetings with community members to address their concerns and has redesigned the project in response to specific objections. Yet the opposition continues. Those opposed to the project continue to benefit from the services provided by the very people most in need of affordable local housing.

I believe it is time for those of us fortunate enough to own property on the Coastsides to recognize that ongoing objections are just another way of saying, "not in my back yard." Instead, we all should embrace this development, which is one step toward stable housing for the many Coastsides families in need of safe and affordable homes in this community.

Thank you,

Joanne Rokosky, Resident of El Granada

CEO_BoardFeedback

From: jenny skoble <jskoble@sbcglobal.net>
Sent: Monday, March 25, 2024 4:16 PM
To: CEO_BoardFeedback
Subject: March 26 Agenda Item #7

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.

Jenny Skoble
731 El Granada Blvd
El Granada, CA. 94018
jskoble@sbcglobal.net/cell 323.493.3565

March 25, 2024

San Mateo County Board of Supervisors
David Pine
Noelia Corzo
Ray Mueller
Warren Slocum
David Canepa

Re: March 26 Agenda Item #7, County File Number PLN 2022-00220
LCP Amendment and Entitlements necessary to construct the Cypress Point Planned Development

Dear sirs and madam,

I urge you to approve the General Plan Land Use Amendment, Coastal Development Permit, Design Review Permit and grading permit so that the Cypress Point Development can be built.

As you know there is a housing crisis all over California. Here on the San Francisco Peninsula, and particularly on the Coast, things have gotten so bad for low wage workers that they often live in substandard housing or have to commute unreasonable distances to their jobs on the coast. This housing is badly needed and should not be subjected to any further delays. Midpen Housing has an impressive record and has gone out of its way to accommodate its critics, including cutting the number of units in half. Its opponents, who all claim to support affordable housing, cite a plethora of objections to the project, including the fact that its location isn't ideal. The problem with this argument is that there is no ideal location ; those opposed to multifamily housing will always find reasons to oppose it. Parcels of land suitable and available for this type of housing are not plentiful. This land should be used to provide housing for working people.

Thank you for your consideration.

Yours very truly,

From: [Rob](#)
To: [CEO BoardFeedback](#); [Dave Pine](#); [Noelia Corzo](#); [SMC SupMueller](#); [Warren Slocum](#); [David Canepa](#); [Michael Schaller](#)
Subject: March 26, 2024 Meeting Agenda item 7: Comments on MidPen Housing Corporation PLN2022-00220
Date: Monday, March 25, 2024 5:00:13 PM

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.

Date: March 25, 2024

To: San Mateo County Board of Supervisors:

via email: boardfeedback@smcgov.org, dpine@smcgov.org,
ncorzo@smcgov.org, SMC_SupMueller@smcgov.org,
wslocum@smcgov.org, dcanepa@smcgov.org

Michael Schaller, Senior Planner: mschaller@smcgov.org

Subject: March 26, 2024 Meeting Agenda item 7:

Comments on MidPen Housing Corporation PLN2022-00220

Dear Members of the San Mateo County Board of Supervisors,

The proposed Midpen Cypress point project will have the worst possible impact on the environment and public safety compared to alternative locations. It is also the most wasteful of public resources and tax money.

Environment

The isolated location of the project will require far more automobile trips for services such as food, schools, medical, and employment than alternative locations. In addition, all wastewater must be pumped approximately eight miles, again far more than alternative locations. Therefore this location will use much more energy and be responsible for more greenhouse gas emissions than alternate sites and thus have a specific, adverse impact upon public health that can not be mitigated.

Public Safety

The adverse impact to public safety is obvious and well documented. The Highway 1 and Carlos St intersection has limited visibility and is very dangerous. Carlos St. is more of a curvy lane than a street designed to take the new traffic demand. The large amount of additional traffic from the project would have a specific, adverse impact upon public health and safety. The danger to automobile and pedestrian traffic can not feasibly be mitigated without major upgrades to the roadway and construction of a pedestrian underpass across

Highway 1. Any infrastructure upgrades will be much more expensive and dangerous to residents if performed after the Cypress point project is started.

Reference the March 11, 2024 letter from the Midcoast Community Council submitted for 3/13/24 meeting Planning Commission. This letter provides clear evidence that the project should not be exempt from the regular CEQA process (California Environmental Quality Act). Therefore moving forward without the full CEQA process is apparently unlawful

The MidPen Housing Corporation Cypress Point project proposed for Moss Beach will have a specific, adverse impact upon public health and safety that cannot be mitigated. Thus the Housing Accountability Act (HHA) Gov. Code § 65589.5(d)(2) provides that an agency may disapprove this housing development.

In the interests of protecting the environment, and the health and safety of Coastside residents and Highway 1 travelers, the County of San Mateo should not move forward with this project. At the very least the infrastructure improvements should be complete before any approvals are given.

Sincerely,

Many Coastside Residents
coastside100@gmail.com

Written Public
Comment(s) for **Item No. 9**

From: [JESSICA LI](#)
To: [CEO BoardFeedback](#)
Subject: Public Comments related to Measure K. Item #9
Date: Sunday, March 24, 2024 11:30:05 PM

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 Board of Supervisors,

My name is Jessica Li, I live in Daly City and I am an active citizen of San Mateo County. I understand the importance of Early Childhood Education for families and educators in our county, especially for our Asian Community.

I have worked in San Francisco for more than 15 years supporting monolingual Chinese speaking clients who live in San Francisco. Although my time was supposed to be supporting San Franciscans, I also had to assist many monolingual child care educators who lived in San Mateo County because of the lack of services and resources in San Mateo County that are in Chinese languages. Chinese educators from San Mateo County had to travel and call my office in San Francisco to get assistance. Fortunately, Unitedly has been fulfilling this service gap for San Mateo County by holding training and resources in Chinese for our child care community in San Mateo County.

When making your decision about Measure K, please keep in mind the needs of the Asian Community and make services available in San Mateo County so residents do not have to travel to another county to request the services they need. We need a dedicated place where Asian residents can go for help, such as Unitedly.

Thank you for your time and attention. I look forward to hearing more.

Sincerely,

Jessica Li

Daly City, CA 94104

From: [Shirley Mak](#)
To: [CEO BoardFeedback](#)
Subject: Public Comment for SMC Board of Supervisors meeting on Tuesday, 3/26
Date: Monday, March 25, 2024 1:01:52 PM

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My name is Shirley Mak (she/her) and I'm a Chinese American who grew up in the Bay Area and currently does work that interfaces with youth and families in San Mateo County. I am also the daughter of immigrants, an ESL learner, and the first person in my family to graduate from college. Ensuring that Asian Americans have equitable access to services and resources is the reason why I am submitting this public comment regarding Item 9 on today's agenda, specifically around the \$16 million allocation of Measure K and supporting organizations such as Unitedly in serving communities that would benefit greatly from this funding.

When I was growing up, my family did not have access to the kinds of resources that Measure K would provide underserved communities that suffer from equity gaps. My parents did not speak or read English, and I didn't learn the language until I entered school. Many in my family struggled with mental health challenges, but we had no access to services that could help due to cost, the language barrier, and cultural stigma. Like many around me, these disparities only grew wider as I got older, culminating in crises during the pandemic amid rising anti-Asian hate.

With Asians being the fastest-growing group in San Mateo County, I strongly believe that there need to be more local and state resources directed towards addressing the AAPI community. Our community is not a monolith, and our equity needs are extensive. Many of us still don't feel safe in public spaces and don't have access to culturally-safe, effective mental health supports. I urge the Board to consider these needs, and the organizations that address them, when deciding how to allocate Measure K funds. Thank you for your time and consideration.

Shirley Mak
Pronouns: she/her/她
[LinkedIn](#)

“Caring for myself is not self-indulgence, it is self-preservation, and that is an act of political warfare.” — Audre Lorde

From: [Lisa Chu](#)
To: [CEO BoardFeedback](#)
Subject: Public comment on Measure K, agenda item #9 for 3/26/24 Board Meeting
Date: Monday, March 25, 2024 3:18:17 PM

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Dear Board:

I am writing as a 20-year resident of San Mateo County and an American born daughter of Chinese-Taiwanese immigrants. I am also currently a master's degree candidate in mental health counseling, hoping to serve clients in this area. I was excited to learn about the non-profit Unitedly, which was founded with the sole purpose of improving access to valuable services that are currently underutilized by Chinese-speaking residents of San Mateo County, due to cultural or language barriers, or lack of knowledge about the specific needs of this population, or a variety of factors that lead to disparities in health care, mental health, and child care for people who are of marginalized identities in our society. Despite our privilege in San Mateo County, we are not immune to the larger societal mindsets that lead us to blindness or ignorance toward underrepresented cultures. I was surprised to learn that 32% of San Mateo County's population identify as Asian American Pacific Islander (AAPI), and that the most spoken language at home among those AAPI is Chinese. Unitedly is dedicated to improving data collection, supporting community outreach efforts, and raising awareness among Chinese-speaking San Mateo County residents that will support access to vital services and will help this fast-growing community to thrive.

Thank you for considering support for Measure K, which will help initiatives such as Unitedly focus on the needs of an underserved, growing, and vital population — the Chinese-speaking community — in San Mateo County.

Sincerely,
Lisa Chu

From: [DAVID & LORI MUSSO](#)
To: [CEO BoardFeedback](#)
Subject: Item 9
Date: Monday, March 25, 2024 4:23:17 PM

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Board of Supervisors Meeting 3/26/24

Item #9

As a lifelong resident and voting member of San Mateo County, I appreciate the Board of Supervisors supporting organizations that serve our diverse community through the Measure K Funding. You have a long list of applicants and I wish to advocate for the Unitedly Non-profit application. Unitedly serves the Asian American members of our county. This group has long been underserved and under recognized. They represent 32% of our county population and are in dire need of the services Unitedly provides. I support Unitedly's vision of inclusivity and outreach to the Asian community. It is a clear need. Unitedly was founded to address the county's gaps for the Asian community and is a valuable partner to strengthen San Mateo County.