

## Glen Jia

---

**From:** Joel Villalobos Ramírez <joelwv@gmail.com>  
**Sent:** Wednesday, July 12, 2023 3:03 PM  
**To:** Glen Jia  
**Subject:** Item #3 - CSEA and MP Moss Beach Associates, LP

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

---

Good afternoon,

My name is Joel Villalobos Ramirez, resident of San Francisco and regular visitor of Moss Beach.

Of particular concern to me is the plan's excessive tree and vegetation removal, which violates Midcoast design review standards described in **Section 6565.20 (C) "Integrate Structures with the Natural Environment" which states:**

*"...disturb as little vegetation as possible, with priority placed on retaining healthy, native species and those trees that are heritage or significant trees by definition."*

This plan would permanently convert a forest of more than 160 significant- and heritage-size native Monterey pine and Monterey cypress into structures and parking lots.

The environmental consultants hired by the developers understate this destruction. They call these trees invasive because they were not present around the turn of the 20th century, but the trees are well within their historic native ranges that have fluctuated widely due to human and natural causes.

It is against all logic, common sense and scientific recognition to identify species as Monterey Cypress and Monterey Pines as "invasive". These consultants have gone so far as to characterize the parcel as "invasive grasslands" which is obviously not true if they need to cut down 160 large trees. It is in fact a forest that is home to a diverse ecology of native plants, fungi, and wildlife including: osoberry, Henderson's angelica, California beeplant, yerba buena, California mugwort, pink cudweed, California coffeeberry, beach and wood strawberry, California blackberry, Pacific sanicle, sticky monkeyflower, Pacific aster, coyote brush, red flowering currant, arroyo willow, yarrow, trillium, several species of mycorrhizal mushrooms including king bolete and giant cypress agaricus.

This forest is habitat for California red legged frogs, coast garter snakes, great horned owls, red tailed hawks, migratory birds, gray foxes, coyotes, mule deer and other native wildlife.  
born with.

The environmental impact of this development is against and in detriment of California wildlife and us as citizens and visitors of this land.

The idea to destroy this area to construct parking spaces goes against the core values of this area.

I appreciate your consideration to this comments.

Sincerely,

Joel Villalobos Ramirez

--

Joel Villalobos Ramírez

## Glen Jia

---

**From:** Carolyn Gerin <carolyn@antibride.com>  
**Sent:** Wednesday, July 12, 2023 4:54 PM  
**To:** Glen Jia  
**Subject:** Item #3 - CSEA and MP Moss Beach Associates, LP

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

---

Hello,

Here are my questions and concerns.

- Is there a reason why you see the 'Design' and the 'Infrastructure' as separate and siloed subjects for discussion? We believe that they are inextricably linked, if you follow the principles of sustainable architecture, smart growth and infrastructure. **Please explain this to us.**
- In consideration of the fact that there are no sidewalks on Hwy 1 and it's dangerous to walk along that stretch as an adult, **how are school children supposed to access whatever transportation is available to them, safely?** Pedestrians and cyclists have been killed.
- From the design teams site:  
*"...that Seventy-one units are clustered into handsome buildings of two-to-six homes each, reflecting the scale of the adjacent residential neighborhood. An extensive community engagement process provided critical input from neighbors, impacting the program as well as the site design. Consistent with the Local Coastal Program Policies, \*the project will minimize environmental impacts and will maximize sustainable measures.\*"*
  - 1. How will the project minimize environmental impacts, specifically? What are the environmental impacts as you see it, in your words?**
  - 2. How will the project maximize sustainable measures, specifically? What are the sustainable measures as you see it, in your words?**
- How do you plan on managing the new traffic problems on a two way street? Is CalTrans planning on widening the Hwy 1 to accommodate this new, daily commute issue? Do the developers plan to use our narrow, neighborhood roads as thoroughfares? Overflow parking?
- Is there a reason why you are just building something, anything to check off a box before you consider the infrastructure to support the project?
- How does Station 44 get to a fire if Hwy 1 is a parking lot of traffic? They must service the entire coast.
- In light of the terrible internet for us at home workers, what is the plan to address all these new residents and existing residents fighting for challenging internet airspace? Our internet is horrifying no matter who you use *as it is*. It will get much worse, and then it will be impossible for—in my case —to run my virtual creative agency.
- Aesthetically, the design fails to understand the natural beauty of our region— no outside sitting areas attached to the homes from which each family might enjoy nature or the amazing views — no balconies in a home or even a porch. The buildings are totally without charm — more like freight cars. More like a housing project.

Carolyn Gerin  
Kelmore Street  
Moss Beach, CA

## Glen Jia

---

**From:** Jenny Jeansonne <jjeansonne@gmail.com>  
**Sent:** Wednesday, July 12, 2023 4:55 PM  
**To:** Glen Jia  
**Cc:** Michael Schaller  
**Subject:** Item #3 - CSEA and MP Moss Beach Associates, LP Design Review

**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: Coastside Design Review Board Officer Glen Jia And County Senior Planner Michael Schaller**

I moved to the mid coast to Moss Beach in January 2022 after living in San Francisco and Redwood City for 7 years prior.

### **There are multiple issues with the Midpen Cypress Point Moss Beach Project:**

- The Cypress Point development is too large of a development for that space. 71 Units for 359 people and 142 parking spaces can not be sustained in that small of an area.
- The RED BARN Rustic look does NOT look like any other houses here in Moss Beach or Montara. Each building should be different looking just as walking down any of our neighborhood streets! Most of the houses in Moss Beach / Montara are various shades of gray, blue, and green (about 84%)
- The Design does not HIGHLIGHT the natural beauty of Moss Beach and Montara and the Mid Coast.  
The design is bland and sterile and does not blend in with Moss Beach.
- The area can not support that many cars and there will be overflow that will lead to safety concerns in our streets.  
The firetruck sometimes has issues and has to drive slowly through the neighborhood bc of all current cars parked along the streets.  
Our neighborhood can barely handle current residents' street parking.
- There is no playground, or recreation area for children for that development. No basketball area, tennis courts, Picnic area for families.  
Those should all be planned if this is going to be a family housing development!  
There are no benches for viewing the ocean. **There is no dog area for family pets.**
- There is no safety features built to keep children from wandering on to Highway 1, or to keep them safe for crossing to access the beach

- There has been NO Environmental Impact Report to see if it's SAFE to build there and have people live on potentially contaminated soil.

- This development will bring light pollution to the neighborhood without the RIGHT design. We have only 1 street light per block. That should be maintained to have continuity through Moss Beach.

Kind Regards,

Jenny Jeansonne, Buena Vista St, Moss Beach

## Glen Jia

---

**From:** scott graham <scottg08123@gmail.com>  
**Sent:** Wednesday, July 12, 2023 4:58 PM  
**To:** Glen Jia  
**Subject:** Cypress pt housing

**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 Sirs/planning. The applicants for Cypress pt must meet parking, safety, road requirements at least if not more so than a single family housing builder. There will surely be over 1,000 trips per day as the jobs are in Half Moon Bay and not Moss Beach. There are not enough parking spots in these plans. No is no enforcement on how many people will live there so 210 could easily turn into 400-500. The traffic necessitates a stoplight on highway 1. These streets are too small. This project is about 10% of oss beach population so this will have a detrimental affect on all. Scoot graham

## Glen Jia

---

**From:** Matt D <mattbdym@gmail.com>  
**Sent:** Wednesday, July 12, 2023 9:07 PM  
**To:** Glen Jia  
**Subject:** Item #3 CSEA and MP Moss Beach Associates

**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 there

I am writing with concern with this plan to pave and build so close to the coast line. There should be consideration of all the native plants that are there, even though the trees we're not present prior to the 20th century it would be ignorant to say that this plot of land is invasive grasslands. Please reconsider the permanent destruction at hand.

## Glen Jia

---

**From:** Andrew Boston <waboston@gmail.com>  
**Sent:** Wednesday, July 12, 2023 11:21 PM  
**To:** Glen Jia  
**Subject:** Midpen Feedback

**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.**

---

Glen,

I am writing to discuss Agenda item #3 for the upcoming Coastside Design Review Committee meeting on Thursday, July 13th. As a resident of Moss Beach, I wanted to address some concerns regarding the development of affordable housing, notably while this development serves the short term needs of the county to create new housing with changing CA law, by placing folks who need economic help far from economic development, you're doing a disservice to the future residents.

My understanding of government assisted housing is a short term solution to help folks get ahead and eventually secure higher earning jobs that enable them to support themselves without relying on assistance. By placing folks in low-population areas, with near non-existent public transit, 10+ miles to a grocery store, and 20+ miles from a major population center with jobs, you're making their short term and long term lives more difficult.

I've taken the bus to San Francisco. It's a two hour journey (2x bus + BART). The bus comes every two hours during most of the day, and making the transfer is a crapshoot. This is not a recipe for gainful employment. The cost of a car, and more importantly, SF parking, is not for the faint of heart, let alone to fit in the likely residents budget.

I realize there's likely not much resistance on building housing out in the more remote corners of the county because there simply aren't many people to push back. And while it may be convenient to hit low income housing numbers, it's a major disservice to those who are looking to use the housing as an opportunity to move up the economic ladder.

Thank you for your time.

AB



## Glen Jia

---

**From:** Theresa McLaughlin <theresamcl.625@gmail.com>  
**Sent:** Thursday, July 13, 2023 7:18 AM  
**To:** Glen Jia  
**Subject:** Item #3 - CSEA and MP Moss Beach Associates, LP Design Review Comments

**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 am not able to attend the meeting in person or via zoom due to work obligations. I would like to express my concerns about the plans for housing described in agenda item 3. In previous forums I have described my concerns with the lack of planning for access to HWY 1 and the impact of increased traffic and parking on narrow rural surface streets. Today I would like express concerns about the amount of parking provided:

- 1) **Need to account for parking for work vehicles.** Many low income folks increasingly use vehicles to participate in the gig economy. They drive for Lyft/Uber/DoorDash as well as traveling to different job sites as house cleaners, landscapers, handymen, contractors, etc. Public transportation is not feasible for these workers.
- 2) **Need to account for overnight guests.** It is reasonable to think that the residents will have friends and family who come to visit especially when the weather is dangerously hot elsewhere. These guests will need places to park, too.
- 3) I remain deeply concerned about the lack of planning for **safe access to HWY 1 given increased vehicle, pedestrian and bicycle traffic**, including that from the Coastal Trail will run along Carlos Street.

Thank you,  
Theresa

Theresa McLaughlin  
670 Stetson St  
Moss Beach, CA

## Glen Jia

---

**From:** Gregg Dieguez <mccgreggd@gmail.com>  
**Sent:** Thursday, July 13, 2023 7:59 AM  
**To:** Michael Schaller  
**Cc:** Glen Jia; Camille Leung; bngarrity@comcast.net; CLAIRE TOUTANT; Steve Monowitz  
**Subject:** Re: Fwd: Comments on Cypress Point - what's allowed?

**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.**

---

How can you design the complex if you don't know the parking requirements? (which relates to traffic and number of vehicles required) And whether the local hydrant and firefighting capacity is adequate and has proper access? And if the neighborhood doesn't have working stormwater management that can handle our current storms? All of those factors should dictate the density and amount of housing, and the layout of the property, which is sustainable without increased hazard to the community.

On Mon, Jul 10, 2023 at 11:14 AM Michael Schaller <[mschaller@smcgov.org](mailto:mschaller@smcgov.org)> wrote:

Good morning everyone,

This week's Design Review meeting is, of course, about the architectural design of the proposed buildings on the project site. There is an EIR being prepared for this project that will be released later this year for public comment. That will be followed by hearings at the Planning Commission on both the EIR and the requested CDP. Questions regarding drainage, traffic, sewer capacity will be addressed at that time through the EIR and staff reports for the CDP.

Michael Schaller  
Senior Planner  
San Mateo County Planning & Building Department

---

**From:** Glen Jia <[bjia@smcgov.org](mailto:bjia@smcgov.org)>  
**Sent:** Monday, July 10, 2023 10:33 AM  
**To:** Michael Schaller <[mschaller@smcgov.org](mailto:mschaller@smcgov.org)>  
**Subject:** FW: Fwd: Comments on Cypress Point - what's allowed?

See email chain below between the CDRC rep and a neighbor.

Thank you,  
Glen

---

**From:** Gregg Dieguez <[mccgreggd@gmail.com](mailto:mccgreggd@gmail.com)>  
**Sent:** Monday, July 10, 2023 10:23 AM  
**To:** BEVERLY GARRITY <[bngarrity@comcast.net](mailto:bngarrity@comcast.net)>  
**Cc:** CLAIRE TOUTANT <[midcoast.claire@gmail.com](mailto:midcoast.claire@gmail.com)>; Glen Jia <[bjia@smcgov.org](mailto:bjia@smcgov.org)>; Camille Leung <[cleung@smcgov.org](mailto:cleung@smcgov.org)>  
**Subject:** Re: Fwd: Comments on Cypress Point - what's allowed?

**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.**

Thanks for your reply. But it raises the question: what vehicle and timing will allow those other concerns to be addressed?

Oh, and stormwater? We have a serious health and safety issue already with stormwater in that location, blocking Hwy 1, Carlos St., overloading the sewer plant, etc.

Perhaps the planning people copied here can comment?

On Mon, Jul 10, 2023 at 10:18 AM BEVERLY GARRITY <[bnrgarrity@comcast.net](mailto:bnrgarrity@comcast.net)> wrote:

Hi Gregg,

The scope of the comments allowed would address topics included in the:

Zoning Doc  
San Mateo County Planning & Building Dept  
Standards for One Family and Two Family Residential Development in the Midcoast  
(Section 6565.20)

Per your examples: blocking views would be covered. Issues regarding asbestos, earth movement, sewer capacity, traffic, fire-fighting infrastructure would not be addressed at this meeting.

Hope that is helpful,  
beverly r garrity  
Montara Rep, CDRC

On 07/08/2023 12:42 PM PDT Gregg Dieguez <[mccgreggd@gmail.com](mailto:mccgreggd@gmail.com)> wrote:

Beverly,  
Do you have advice on my question to Planning, below?  
Thanks,  
Gregg

----- Forwarded message -----

From: **Gregg Dieguez** <[mccgreggd@gmail.com](mailto:mccgreggd@gmail.com)>  
Date: Fri, Jul 7, 2023 at 6:05 PM  
Subject: Comments on Cypress Point - what's allowed?  
To: Glen Jia <[bjia@smcgov.org](mailto:bjia@smcgov.org)>  
Cc: Ann Rothmann <[midcoastann@gmail.com](mailto:midcoastann@gmail.com)>, CLAIRE TOUTANT <[midcoast.claire@gmail.com](mailto:midcoast.claire@gmail.com)>

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

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

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