From: Jeff Regan
To: Planning_Commission
Cc: lawyer49; Susan Regan; Michael Callagy; midcoast.claire; Jerry Epstein; Rebecca Michael; Craig Carroll; michelle Santy
Subject: Seton Medical Center 11-18-26 Meeting No. 1808 Agenda Item 2.
Date: Tuesday, November 17, 2026 3:57:40 PM

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Dear SMC Planning Commission

I am writing as a homeowner that is adjacent to AHMC Seton Medical Center Coastside. We have been negatively affected by the unpermitted work undertaken by AHMC, including, but not limited to clear cut of the tree line on the top of the hill, down the hill and across the road. This seems have been done for the view instead of just safety, as trees halfway down the hill and across the road pose no danger to the structures. Losing these trees has affected wildlife such as owls and hawks. Erosion on the hill has caused lots of dirt and mud and other debris to run down to Etheldore during rain storms. It has made the presence of the hospital buildings very obvious with bright blue roof facades, silver, reflective HVAC equipment that shines into our windows in the afternoon. The incredibly bright and intrusive street lighting has changed the look and feel of a once dark, rural feeling residential area. It now looks like an El Salvadorian prison. This facility is next to a National Park and the light pollution is bad for all wildlife. It shines into our windows and during winter, when the leaves have fallen from our backyard trees, it feels more like daytime at night. The lights need four sided shrouds to control light spillage and a much warmer color temperature with much less lumens. This light pollution is in direct opposition to the Dark Skies initiative.

I have been in contact for well over a year with county code compliance via phone, email and provided lots photo documentation about these issues and no changes/improvements have been made. All attempts to contact AHMC have been ignored, including a county nonprofit mediator trying multiple attempts to contact and meet. I have raised my concerns directly with Supervisor Mueller with no follow up from him or his staff. I have shared my efforts with MCC. I know of two neighbors who have moved away recently due in part to this untenable situation.

AHMC have proven themselves to be very poor neighbors at every step. As a homeowner, I could never get away with doing unpermitted work for 2 plus years. Yet, this out of town entity has done as they pleased throughout the renovation process with no regard to people or wildlife or the environment. It's very disturbing. We moved here to retire in a peaceful, wooded, dark area. AHMC has destroyed that dream. This is a blight on Moss Beach and corporate malfeasance.

Sincerely,

Jeff and Susan Regan
1037 Pearl Ave
Moss Beach, CA 94038
jeff@ssvhd.com
650.619.7460



From: Emily Berk, owner of a property just down the block from the former hospital

To: SAN MATEO COUNTY PLANNING COMMISSION
mailto:planning_commission@smcgov.org

Subject:

Agenda item: 2, Meeting No. 1808

Consideration of an after-the-fact Coastal Development Permit, Use Permit Amendment , DesignReview Permit, Grading Permit, and Significant Tree Removal Permit, pursuant to Sections8.252.050 , 8.280.010, and 8.256.170 of the County Zoning Regulations, Section 10.68.040 of theCounty Building Regulations , and Section 8.400.110 of the County Protected Tree Ordinance Code,for unpermitted work including but not limited to a new courtyard, retaining wall , 20 light posts, andtree removal (associated with VIO2025-00067) , and a Coastal Development Permit and DesignReview Permit, pursuant to sections above, for proposed work including a trash enclosure and apedestrian access ramp, at Seton Medical Center and property leased by Seton Hospital, located at600 Marine Boulevard in the unincorporated Moss Beach Area of San Mateo County. The project isappealable to the California Coastal Commission.

Owner: Seton Medical Center
Applicant: Shawnee Lane, Smith-Karng Architecture
File Number: PLN2025-00398600
Location: Marine Blvd, Moss Beach
Assessor's Parcel No.: 037-160-090 and 037-160-020

Our family has lived “down the block” from the former Seton Coastside Hospital for more than 2 decades. This was our view of the corner of our block (not on hospital property) for most of March and April of 2025. It’s one of many trees felled from the bottom of the hill below the hospital, brought to the corner of our block, and noisily chipped for hours and hours afterward.



Seton Coastside should not be granted any new permits (or after-the-fact permits) or funding until they have opened their doors and served the public as they have promised to do for years.

1. Since 2014, when the hospital was put on sale, through to today, it has been hurry-up-and-wait with them. **They do not uphold their parts of the bargain**:

   They get funding or permission to build/renovate, contingent upon them staying open as a hospital and/or keeping the ER open until some date:

   - Dec. 2020: AHMC, which bought the hospital, undertook construction on the hospital. Agreed to keep the hospital and emergency room open until Dec. 2025. It was frequently closed between 2020 and 2024. It has never been open between 2025 and today.
   - April, 2021: The agreement the county reached with AHMC, the county provided $10 million for seismic upgrades at Seton Medical Center. In exchange for the $10 million, Seton promised to continue operating as a full-service general acute care hospital until 2027.
   - March 7, 2024: Seton Coastside announces it will close its Emergency Department.
   - April, 2024: Seton Coastside closed to begin construction that hospital administrators said would take up to nine months.
   - June, 2024: Seton Coastside claims to be open, but it isn't.
   - Oct. 2024: California AG lawsuit seeks to reopen AHMC hospital in Moss Beach.
   - July 31, 2025: Seton Coastside still closed.
   - Nov. 17, 2026: Seton Coastside still closed.
   - Once in a while, they mark the fact that they have again postponed opening with a new sign: Couple of layers of sign visible here: https://www.flickr.com/photos/armadillosoft/55657953972/in/album-72177720337100184 /Users/emily/___emilyData/setonCoastside/2026_04_01setonCoastsideHospitalPhotos/2026_04_01oldSignOverOldSign

2. **They are inconsiderate neighbors:**

   - The tree-cutting and chipping is very noisy and generates a lot of dust. Work often starts at 7 a.m. on Sunday mornings. They carry huge trees *uphill into our neighborhood* to chip them closer to us, away from the field in which they were harvested.

     - Nov., 2023: AHMC claimed that a falling tree had damaged the hospital roof. In order to prevent this from happening again, they **cleared part of the hillside under the hospital.** The sounds of tree-cutting and chipping of wood echoed through the neighborhood for weeks on end. They often started work at 7 a.m. on Sunday mornings. The hospital was closed for several months at that time.

       Photos of trees being cut down in 2023:
       https://www.flickr.com/photos/armadillosoft/albums/72177720313122803/
       /Users/emily/___emilyData/setonCoastside/2023_11_24treeDownedBeingDowned

       Photos of aftermath of tree cutting in 2023:
       /Volumes/250115tb24/images/2023_11_27prairie/2023_11_27hospitalView/IMG_7440.jpg
       https://www.flickr.com/photos/armadillosoft/albums/72177720313138024

- June, 2025: Noise and dust of tree-cutting and chipping resumes. Trees are once again from UNDER the hill upon which the hospital stands.

  Aftermath of tree cutting 2025:

  https://www.flickr.com/photos/armadillosoft/albums/72177720332828132/
  /Volumes/20260701t22/extImages20260701/2025_08_07emAndroid/2025_08_09androidToProcess/2025_06_23deadTrees/IMG_20250623_174205604 (1).jpg

- April 2023 – Nov. 2025: The huge trees they cut down provided shade for hospital workers at lunch. Trees are nowhere near the roof of the hospital.
  https://www.flickr.com/photos/armadillosoft/55659159811/in/album-72177720336969183

- The construction activity at the hospital is very noisy and generates a lot of dust. Work often starts at 7 a.m. on Sunday mornings.
  - 2026_03_13 Installing generators with crane

  https://www.flickr.com/photos/armadillosoft/55658147467/in/album-72177720336968908
  /Users/emily/___emilyData/setonCoastside/2026_03_13setonCoastsideHospitalCrane/IMG_20260313_080633575.jpg

- They do not clean up their grounds. This abandoned car has been here for years, despite pleas from many neighbors. Trash ends up scattered all around it:
  https://www.flickr.com/photos/armadillosoft/albums/72177720337101934

  Please see below for a list of documents about the constant failure of Seton Coastside management to honor their promises to the community:

More reading: Events regarding Seton Coastside Hospital, 2019 - 2026

Ownership and possible closure, 2019–2020

9/3/2019: Will Strategic Global Management Buy Seton Coastside Medical Center?

https://coastsidebuzz.com/will-strategic-global-management-buy-seton-coastside-medical-center/

2/10/2020: Seton Coastside Medical in Moss Beach is on the Edge of Extinction
https://coastsidebuzz.com/seton-coastside-medical-in-moss-beach-is-on-the-edge-of-extinction/

6/20/2020: Attorney General public hearing on proposed sale of Seton Hospital
https://midcoastcommunitycouncil.org/home/2020/6/20/attorney-general-public-hearing-on-proposed-sale-of-seton-ho.html — Midcoast Community Council, June 20, 2020.

7/6/2020: Will AG Becerra approve the $40 million Seton Hospital deal with AHMC?
https://coastsidebuzz.com/will-ag-becerra-approve-the-40-million-seton-hospital-deal-with-ahmc/

8/14/2020: AHMC Healthcare finalizes purchase of Seton Medical Center
https://www.mercurynews.com/2020/08/14/ahmc-healthcare-finalizes-purchase-of-seton-medical-center/

Closure, repairs, and reopening claims, 2023–2024

7/27/2023: Supervisor Mueller looks to San Mateo County Health chief for a feasibility study .
https://coastsidebuzz.com/supervisor-mueller-looks-to-san-mateo-county-health-chief-louise-rogers-for-a-feasibility-study-to-bring-urgent-and-emergency-care-to-the-coastside/

3/5/2024: Seton Coastside to close for repairs https://www.coastsidenews.com/news/seton-coastside-to-close-for-repairs/article_acc066b7-676e-5e52-9a8c-eb8983e7014e.html

3/26/2024: Mueller criticizes Seton Medical Center Coastside's leadership for closure, lack of transparency https://www.coastsidenews.com/news/mueller-criticizes-seton-medical-center-coastside-s-leadership-for-closure-lack-of-transparency/article_3f189c06-b7dc-5b28-a948-8d9b0a193948.html

3/28/2024: Supervisor Mueller Grills AHMC, Owners of Seton Coastside, on 9 Month Closure When No San Mateo County Permit has Been Pulled and When No Damage Occurred to Emergency Room https://coastsidebuzz.com/supervisor-mueller-grills-ahmc-owners-of-seton-

coastside-on-9-month-closure-when-no-san-mateo-county-permit-has-been-pulled-and-when-no-damage-occurred-to-emergency-room/

4/10/2024: Local leaders, residents raise concerns after Seton Coastside's temporary ER closure https://www.nbcbayarea.com/news/local/temporary-seton-coastside-er-closure-moss-beach/3506522/

7/12/2024: A Catastrophic Occurrence: Rep. Eshoo urges Bonta to scrutinize temporary ER closure https://www.kqed.org/news/11993823/a-catastrophic-occurrence-rep-eshoo-urges-bonta-to-scrutinize-temporary-er-closure-in-moss-beach

10/2/2024: Rep. Eshoo and Supervisor Mueller applaud action against Seton Coastside's owner https://coastsidebuzz.com/rep-eshoo-and-supervisor-mueller-applaud-california-attorney-general-for-holding-seton-coastside-owner-accountable/

Construction, trees, and later reopening timelines, 2025–2026

1/23/2025: Seton Coastside to open within 100 days, pending county permits https://coastsidebuzz.com/seton-coastside-to-open-within-100-days-with-skilled-nursing-emergency-room-and-possibly-an-urgent-care-waiting-for-county-permit-approvals

3/19/2025: Reconstruction progress and relicensing requirements https://citizenportal.ai/articles/6124577/california/san-mateo-county/half-moon-bay-city/seton-coastside-hospital-officials-show-reconstruction-progress-tell-council-relicensing-depends-on-fire-hydrants-and-generators

7/31/2025: Seton Coastside remains closed as promised dates pass https://www.coastsidenews.com/news/seton-coastside-remains-closed-as-promised-dates-pass/article_0ae13bc8-d701-41eb-970b-5bc928023965.html

8/20/2026: Seton Coastside Medical Makes Progress with Permits; Hope State Will Allow Opening of Completed Emergency Room While Assisted Living Unit is Completed https://coastsidebuzz.com/seton-coastside-medical-makes-progress-with-permits-hope-state-will-allow-opening-of-completed-emergency-room-while-assisted-living-unit-is-completed