From: Joseph Loomis
To: Planning_Commission
Cc: Jeff Regan
Subject: Fwd: Seton Medical Center 11-18-26 Meeting No. 1808 Agenda Item 2.
Date: Tuesday, November 17, 2026 5:49:41 PM

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In addition to everything that Jeff Reagan said below, which I agree with, there's also a continuous annoying noise coming from Seton 24/7, which is more obvious at night when the daytime background noise has subsided. It has made it impossible for me to use my master bedroom at night because the sound permeates the room and makes it impossible to sleep. Apparently the sound is coming from some noisy HVAC equipment on the roof.

Like Jeff Reagan, I have made multiple attempts to notify the managers of Seton as well as County and State government code enforcement officials, to no avail.

If we were to attempt to sell our homes, we would be required by law to disclose the annoyances coming from Seton Medical Center, and that would prevent the sale, or reduce the value of the property significantly.

It is requested that you do something about these annoyances and apparent code violations. Although there is a California state agency overseeing some aspects of the Seton renovation, the California Administrative Code nevertheless states that local officials have jurisdiction over light and sound pollution.

Thank you.

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Joe Loomis
Sent from my iPhone 12 Pro Max

Begin forwarded message:

From: Jeff Regan <jeff@ssvhd.com>
Date: November 17, 2026 at 3:49:23 PM PST
To: planning_commission@smcgov.org
Cc: Joe Loomis <lawyer49@pacbell.net>, Susan Regan <susanmregan@gmail.com>, Michael Callagy <MCallagy@smcgov.org>, Claire Toutant <midcoast.claire@gmail.com>, Jerry Epstein <epsteinjerry@aol.com>, Rebecca Michael <rmichael10@gmail.com>, Craig Carroll <craig@hmbbrewingco.com>, michelle Santy <kittkatZ@gmail.com>
Subject: Seton Medical Center 11-18-26 Meeting No. 1808 Agenda Item 2.

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,

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JEFF REGAN PHOTOGRAPHY