

## Glen Jia

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**From:** Philip Hass <hassphil@gmail.com>  
**Sent:** Wednesday, September 13, 2023 4:15 PM  
**To:** Glen Jia  
**Cc:** midcoasteco@gmail.com  
**Subject:** Cypress Point Design Review, File # PLN2022-00220

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:

I disagree with this Cypress Point Design plan with regard to the overall density of the project and sustainability of the local environment to the huge increase in population and motor vehicle traffic anticipated by this project.

1. There are not enough parking spaces (2 per unit as I understand it) planned for this project so street parking and traffic would be severely impacted. How about adding at least 26 visitor parking spaces?
2. The planned closure of the north end of Carlos St would route all development traffic through Moss Beach residential streets creating increased hazard to the local children in Moss Beach who often use the streets for play. A stoplight should be put in at the north end of Carlos Street and one at California Street.
3. There will be greatly increased danger to all local residents Many people walk their dogs and go for walks on the streets bordering this project Carlos Street, Buena Vista Street and Sierra Street which do not have sidewalks. These roads should be upgraded and sidewalks put in.
4. Finally there is the issue that Sierra St (that is the south border of the project) is a private road maintained only by the residents not the county and if the county is going to approve this project they should adopt this road and pay for its maintenance, make improvements and put in sidewalks. I believe Buena Vista Street has these same issues.

Thank you for your time,  
Philip E. Hass  
558 Sierra St  
Moss Beach

## Glen Jia

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**From:** Valerie Dubois <valeriejdubois@gmail.com>  
**Sent:** Wednesday, September 13, 2023 1:35 PM  
**To:** Glen Jia  
**Subject:** Cypress Point Design Review Feedback

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Hi Glen -

I have many concerns about this project, but most are related to health and road safety, not the design of the project itself, so I will spare you those comments.

Aesthetically, I wish the design was more like townhouses rather than large buildings, to keep more in character with the neighborhood. But honestly, that is relatively minor.

Instead I want to focus on something that I don't see addressed in either the design documents or the EIR report, which is sustainable building practices. I hope this is the appropriate place to address this - but if you, I would appreciate you point me to what organization I should be writing to.

I strongly encourage you to require that the new development is fully electric, using the most efficient heat pump and induction technologies, and does not run any new gas lines. We have the technology right now to install heat pump HVAC, water heaters and dryers, as well as induction cooktops to create an efficient and clean home for the residents of this new community.

It should also be required that the developer install enough high capacity EV chargers to support the conversion of all cars from gas to electric that will be required by the state over the next 10-20 years. I understand that today there are only 5 planned for the project, which is short sighted and will rob these low and middle income residents the opportunity to switch to electric. This is an equity issue.

There are many benefits to requiring all of this upfront as part of the project:

**Local Health Impacts:** Gas appliances pose identified health risks. The Bay Area Air Quality Management District recently passed Rule 9-4 and 9-6 to eliminate future gas water heaters and HVAC systems due to the health effects of nitrogen oxide and particulate matter. The staff report estimates doing so would save up to 85 lives and 15,000 asthma attacks a year. Note, this is for outdoor air. Indoor air is likely worse. MidPen should be proactive and follow this advice now.

**Regional/Global Health Impacts:** Burning natural gas/methane contributes to a warming climate with adverse effects on residents' lives, from extreme heat to more destructive wildfires. Extreme heat is the leading weather cause of death. Climate change multiplies these threats.

**Environmental Concerns:** Methane gas extraction methods like hydraulic fracturing harm our environment and frontline communities.

**Cost Savings:** Transitioning to electric will bring long-term cost savings, benefiting households by an estimated \$1,800 annually. As technologies advance, costs will further decrease. Further, doing so at the start of the project will prevent the developer or the owners from having to spend money later to retrofit to electric once regulations are in place.

Local Support: San Mateo benefits from local initiatives and incentives, making electrification affordable and accessible.

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Val

## Glen Jia

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**From:** Dan Kennedy <dan@tweak3d.net>  
**Sent:** Tuesday, September 12, 2023 9:17 PM  
**To:** Glen Jia  
**Subject:** Coastside Design Review Hearing 9/14 - Item 2 PLN2022-00220

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1) I believe there are only provisions to install 2 electric car chargers for the 142 parking spaces which is completely out of line with California's zero emission mandate (the agenda is that in under 12 years, 100% of new vehicles sold in will be electric). The most common issue with electric vehicle adoption is lack of access to charging infrastructure. There are currently zero public chargers in Moss Beach.

2) There seems to be no plan for backup electricity in a tempermental rural environment. We live 1/2 mile away and were **without electricity for 120 hours in 2023** so far. The proposed homes are 100% electric, but do not seem to have access or an option for generators or battery backup. Solar without batteries does not function during power outages. This means in the case of a power outage, all of these new homes will have **no heat, hot water, lighting, or cooking**. People cannot afford a hotel for basic necessities in case of power outages. I believe a plan should be in its design for these inevitable incidents.

3) A pedestrian crossing over highway 1 is needed for these residents to access transit. I believe MidPen should be required to fund and build this infrastructure prior to residents' arrival.

Daniel Kennedy, Stetson St, Moss Beach

PS - I also have serious concerns about the parking, traffic, and pedestrian safety impacts to Carlos and Stetson Streets, and I have my doubts it will be possible to "eventually" build a roundabout at the Carlos/Hwy 1 intersection (the only way to safely allow residents to exit north without disrupting all highway 1 traffic), forcing 900+ cars (when you count the traffic study's estimates for round trips) down tiny surface streets each day, to the detriment of the entire community; but I will send a separate letter regarding the EIR.

## Glen Jia

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**From:** Elizabeth Murphy <lizgmurphy@gmail.com>  
**Sent:** Sunday, September 3, 2023 8:57 PM  
**To:** SMC\_SupMueller; Glen Jia  
**Subject:** Re: Cypress Point - comments

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Dear Gina, Supervisor Mueller, and Mr. Jia,  
Just alerting you to ANOTHER accident at Cypress Blvd and Highway 1 in Moss Beach over Labor Day Weekend, 2023.

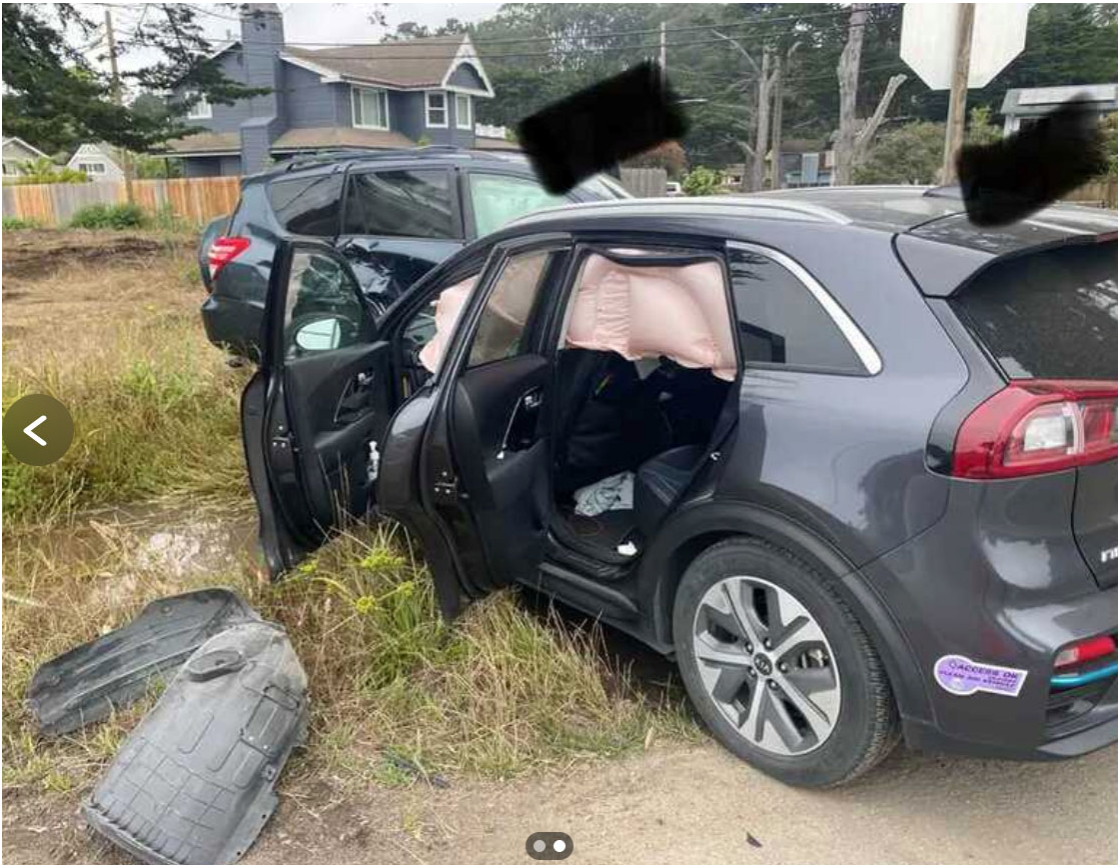
This is **NOT A SAFE INTERSECTION**. The neighborhood streets and Highway 1 in Moss Beach are **UNSAFE FOR RESIDENTS**.

**No to Cypress Point** and other dense developments! There are already too many cars and too many accidents here.

Thank you for your continued attention and commitment to Coastside residents and our health and safety.

Liz Murphy





On Aug 18, 2023, at 9:53 AM, Elizabeth Murphy <[lizgmurphy@gmail.com](mailto:lizgmurphy@gmail.com)> wrote:

Dear Gina,

Thank you for your reply. I appreciate that Supervisor Mueller is listening to us. Our highways and roadways are substandard and dangerous. I have lived in Moss Beach for over 30 years and have lost friends and neighbors to accidents, including my good friend Harald Hermann who was killed last year at Cypress and Highway 1 and a neighbor boy who was in a bicycle accident and had his foot amputated. His screams haunt me. I am shocked and dismayed that San Mateo County and Half Moon Bay are adding new, dense housing developments without considering the health and safety of residents and the decaying infrastructure that we use daily. It is a travesty.

We need supervisor Mueller to listen and understand - no dense housing developments.

Thank you,  
Liz

On Aug 18, 2023, at 7:29 AM, SMC\_SupMueller <[SMC\\_SupMueller@smcgov.org](mailto:SMC_SupMueller@smcgov.org)> wrote:

Hi Elizabeth,

This was an awful accident. There was another bad one 92 yesterday. We are aware of so many traffic challenges and safety issues on the district 3 highways,

and I understand the concern about adding density and its traffic impacts.  
Thanks for providing your thoughts.

Best,  
Gina Quiney  
Office of Supervisor Ray Mueller

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**From:** Elizabeth Murphy <[lizgmurphy@gmail.com](mailto:lizgmurphy@gmail.com)>  
**Sent:** Friday, August 18, 2023 3:20 AM  
**To:** Glen Jia <[bjia@smcgov.org](mailto:bjia@smcgov.org)>  
**Cc:** SMC\_SupMueller <[SMC\\_SupMueller@smcgov.org](mailto:SMC_SupMueller@smcgov.org)>  
**Subject:** Re: Cypress Point - comments

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Following up:

Another terrible accident this week on Highway 1 in Moss Beach at Vermont Street (August 14, 2023). Person lifeflighted to Stanford with major injuries. There have been so many accidents at this intersection. Highway 1 is deadly. And it will become much worse with new, dense housing planned. Please, no housing developments. We can't tolerate more carnage on Highway 1.

<https://www.facebook.com/100068821226116/posts/pfbid02WjC9H5RkyRSYkKJPCi3AcRU5LLS3q3F37zTC8jMaQGtKc5EN53oF3RmqsjbpFtAQI/?mibextid=cr9u03>

<PastedGraphic-1.png>

On Jul 17, 2023, at 7:09 AM, Elizabeth Murphy <[lizgmurphy@gmail.com](mailto:lizgmurphy@gmail.com)> wrote:

Mr. Jia,  
Following up on my letter. Here is a photo of yet ANOTHER accident at Highway 1 and Cypress Ave in Moss Beach (weekend of July 15, 2023). Enough is enough. The highway through Moss Beach is very dangerous with accidents happening almost weekly, and people killed and injured. I lost a good friend here recently (Harald Hermann). Do we really need more cars on this substandard roadway?? No new housing until infrastructure is made safe.

<image001.jpg>

On Jul 5, 2023, at 2:43 PM, Elizabeth Murphy <[lizgmurphy@gmail.com](mailto:lizgmurphy@gmail.com)> wrote:

Dear Mr. Jia,

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

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

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

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

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

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

Sincerely,  
Liz Murphy