

From: [Dolores Silva](#)
To: [Planning Commission](#)
Cc: [Karen deMoor](#); [JO Oeswein](#)
Subject: Planning Commission Meeting, Sep 13, 2023, Agenda Item 2: Cypress Point DEIR
Date: Tuesday, September 12, 2023 6:40:07 PM
Attachments: [DS PC letter-9-13-23.docx](#)

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Please see attached document:
It reads as follows:

To: San Mateo County Planning Commission
Subject: September 13, 2023 Planning Commission Meeting Agenda Item 2, Cypress Point DEIR

Dear Honorable Commissioners:

I write on behalf of Midcoast ECO, a community-focused, educational and advocacy non-profit organization promoting sensible planning and protection of the San Mateo County Midcoast.

As a follow up to our earlier written comments, we would like to request that the Planning Commission consider the following traffic points in the interest of public safety.

1. Do not allow Carlos Street closure at north end - Carlos Street is too narrow, curvy, fragile and sloped and thereby ill prepared to handle the proposed project's traffic volume either during construction or on an ongoing basis. Closure will add volume that will eliminate its popular pedestrian and cyclist safe usage. As proposed in the DEIR, this closure and increase in use could have tragic consequences.
2. Do not allow construction of the project before the significant transportation impacts are relieved with permanent improvements. — Rt 1 is already a very dangerous corridor through Moss Beach. This project acknowledges that it will make the dangers worse for everyone. Please consider the added vehicular traffic risk to coastal visitors on the highway as well as to existing and future residents. Danger will also be increased for cyclists and especially for pedestrians. The residents of this project, like current residents, will not find a safe crosswalk to the beach or a safe path to elementary school, nor a safe bicycle trail, nor timely transit to jobs and the like. In the interest of public safety and transportation flow, improvements to transportation must come first.
3. Request that parking in the project be sufficient with safety as a priority - Parking spaces totaling 2 per unit are planned, or 142 spaces. However, the DEIR exhibit on Wildfire and Evacuation Route Assessment notes that the recent trend runs at 0.85 cars per resident. If you apply this per capita rate to the projected occupants of 213, you would need 181 parking spaces, but if you consider that maximum occupancy is approximately 359 residents, parking needs are likely to be closer to 300. Understating parking needs not only downplays the traffic impact of this project, but it stands to create more traffic danger as the neighborhood roads clog up with parked cars, creating hazards and obstructions to traffic flow and emergency response times.

We respectfully request your support for these public safety concerns.

Sincerely,

Dolores Silva
Midcoast ECO Board of Directors

Dolores Silva

Board Member I **Midcoast ECO** | www.MidcoastECO.Org

Sensible planning and protection for the San Mateo County Midcoast!

September 12, 2023

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Cypress Point DEIR

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for the San Mateo County*

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