

From: [Megan McDow](#)
To: [PLANNING_PlanningProjects](#)
Cc: [Michael Schaller](#)
Subject: Cypress Point EIR
Date: Thursday, September 7, 2023 2:09:09 PM

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Dear Planning Commission,

I am a resident on Kelmores Street in Moss Beach and want to voice my concerns over the lack of parking planned for the Cypress Point housing development. It is truly poor planning to have only 2 parking spaces allotted for each unit. Even the 3-bedroom units will only have 2 spaces. We all know that low-income housing is still expensive for people and often more than one family or extended family lives in these units. The likelihood that there will only be 2 adults/drivers in the 2 and 3-bedroom units is slim. I am asking you to recommend to MidPen that they increase onsite parking considerably. Has MidPen learned nothing from their other development, Moonridge in Half Moon Bay? If you drive down Miramontes Point Road, you will see cars parked on either side of the street for blocks before the development. This same thing will happen on Carlos Street in Moss Beach. Except Carlos Street is already narrow; not even a 2-lane road. It will be a nightmare for neighbors on Carlos Street and potentially the streets above like Sierra as well. There are already 160 trees being cut down (which is sad but unavoidable for such a large development), so why not cut a few more for more parking? There are also multi-story buildings being planned so why not add a parking structure? Please don't ruin our neighborhood with a blight of cars.

I'd also like to comment on the proposed closure of Carlos Street at Hwy 1. This will drive all traffic South to California Street which will cause a huge backup. Since families are expected to rent these units, they'll be taking kids to the local elementary school, Farallone View, in Montara. This is a right turn onto Hwy 1 from Moss Beach. It will be much easier for parents taking kids to school to turn right from Carlos Street onto Hwy 1. Please don't close Carlos Street! If it needs to be turned into a right turn only, so be it, but to close it entirely is short-sighted. Thank you.

Sincerely,
Megan McDow
Kelmores Street, Moss Beach