



San Mateo, Santa Clara & San Benito Counties

March 5, 2021

California Coastal Commission
455 Market Street, Suite 300
San Francisco, CA 94105

Via Email to: Manna, Jeannine@Coastal <Jeannine.Manna@coastal.ca.gov>, Rexing, Stephanie@Coastal <Stephanie.Rexing@coastal.ca.gov>, Carl, Dan@Coastal <Dan.Carl@coastal.ca.gov>

Re: San Mateo County LCP Amendment No. LCP-2-SMC-20-0054-1 (Cypress Point Affordable Housing Project)

Dear Coastal Commissioners,

The Sierra Club Loma Prieta Chapter does not dispute that the density reduction in this LCP Amendment per your staff report is something of an improvement over the existing LCP designation but we do not share staff's implied optimism that the project's numerous problems can be cured through a CDP process and we continue to hold that a completely auto dependent development (market rate or affordable) in this location does not reflect 21st century awareness of the need to significantly constrain Vehicle Miles Travelled (VMT). The site is not bikeable or walkable, not served by transit and has very questionable circulation mitigations under consideration. Burdening the lower income community with inescapable and significant automotive costs is counter-productive to the intended purpose of the development.

The nearest supermarket is 6 + miles to the north in Pacifica but is unlikely to be frequented because other services are 7+ miles to the south in Half Moon Bay. Those physically remote services are the Middle School, the High School, the Library, the Boys & Girls Club, the County Medical Center, Sonrisas Dental Clinic, physicians' offices, and 2 shopping centers containing Safeway and New Leaf Supermarkets plus CVS and Rite-Aid pharmacies.

None of the preceding amenities are credibly available in Moss Beach.

We have yet to have heard a credible rationale for the applicant's withdrawal from participation in negotiations for a much superior walkable/bikeable site in Half Moon Bay. This is what the affected community prefers. Their preference should have some importance in the decision-making process.

If the Commission approves this density reduction then we will yet need to continue to participate in the CDP process and hold a candle to the project's innate deficiencies.

Thank you for your attention and service,

A handwritten signature in black ink, appearing to read "Gladwyn D'Souza". The signature is fluid and cursive.

Gladwyn D'Souza, Conservation Committee, Sierra Club Loma Prieta Chapter

CC: James Eggers, Executive Director, Sierra Club Loma Prieta Chapter

Steve Padilla, Chair, California Coastal Commission