

**From:** [IGNATIUS AND VALENTINA LEONOR](#)  
**To:** [Planning Commission](#)  
**Subject:** Fwd: Item No.2 Cypress Point Planned Unit Development - Public Comments  
**Date:** Tuesday, September 12, 2023 7:07:29 PM

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**From:** Ignatius Leonor <[ileonor@aol.com](mailto:ileonor@aol.com)>  
**Subject:** Item No.2 Cypress Point Planned Unit Development - Public Comments  
**Date:** September 12, 2023 at 3:51:21 PM PDT  
**To:** "[planning\\_commission@smcgov.org](mailto:planning_commission@smcgov.org)"  
<[planning\\_commission@smcgov.org](mailto:planning_commission@smcgov.org)>

San Mateo Planning Commission  
400 County Center  
Redwood City, CA

For nearly forty years, our family have been residents of the coast. We reside at 834 Stetson St., Moss Beach. Traffic and density in the area is a great concern. At this time, needed appointments are made outside commute hours and weekend excursions are limited due to the difficulty of navigating onto Highway 1. The DEIR estimated an additional 473 round trips are projected daily. This increase would cause further hardships for the existing residents' daily living. Moreover, the hazards associated with being "stuck in traffic" could leave the residents with the inability to access needed medical care in the event of an emergency or in the case of a natural disaster - no escape.

The DEIR stated walking, bicycling and public transportation may mitigate the increased traffic. The reality is there is minimal public transportation, no bicycle infrastructure and steep, winding, narrow, unpaved roads to access the few limited bus stops. Mass transit (BART/ CALTRANS) are miles away. Zillow gave our neighborhood the "Walk Score" of 41/100 meaning this neighborhood is considered "Car Dependent".

In our opinion, any pedestrian, bicyclist, and resident of Moss Beach would experience an increased negative risk to health and safety due to this proposed project. Please hear our concerns when evaluating the impact.

Sincerely,

Valentina Leonor

Ignatius Leonor