

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
455 MARKET STREET, SUITE 300
SAN FRANCISCO, CA 94105
PHONE: (415) 904-5260
WEB: WWW.COASTAL.CA.GOV



Th11a

A-2-HMB-25-0003 (Hyatt Hotel)

May 8, 2025

CORRESPONDENCE



CITY OF HALF MOON BAY

City Hall • 501 Main Street • Half Moon Bay • 94019

May 2, 2025

California Coastal Commission
415 Market Street Suite 228
San Francisco, Ca. 94105

Attn: Isobel Cooper

Re: Appeal Number A-2-HMB-25- 0003 Half Moon Bay, Hyatt Hotel

To whom it may concern,

The City of Half Moon Bay is submitting the following comments on the Hyatt Hotel Coastal Development Permit (CDP) Appeal (No. A-2-HMB-25-003). First, we would like to acknowledge the work that Coastal Commission (Commission) staff have put into reviewing the extensive record for this project, which was initiated over ten years ago, and is quite extensive.

We concur with the staff recommendation to find that the appeal contentions do not raise a substantial Local Coastal Program conformance issue and to decline to take jurisdiction over the CDP application.

The contentions raised in the appeal have been previously addressed in Planning Commission and City Council staff reports and presentations, as well as in the project Environmental Impact Report (EIR). These materials are part of the administrative record provided to Commission staff. Consequently, we will not be providing detailed rebuttals to all of the claims in the appeal. However, the appeal materials contain a pattern of misrepresenting findings in the EIR and then using these misrepresentations to assert erroneous conclusions concerning project compliance with Local Land Use Plan (LUP) policies. Although CEQA compliance is not primarily within the purview of the Commission, LUP compliance is. Therefore, we are providing the following information to clarify the facts in the record and to assist the Commission in reaching an informed decision.

One representative example, of this misunderstanding or misuse of CEQA, is found on the 6th page of the Appeal Attachment. The appellant asserts that the FEIR (page 3-19) states that the project is not in compliance with Policy 9-12 and therefore, the project would be inconsistent with Policy 9-12.

The above cited assertion, is from Table 4.1-1, in Chapter 3 of the FEIR. This FEIR chapter addresses revisions to the Draft EIR (DEIR). These revisions were based on comments and additional information provided during review of the DEIR. Based on that new information “project” consistency with LUP Policy 9.12 was revised to state that the “project” was not

consistent with this policy. However, if one reviews the DEIR Alternatives Chapter, it shows that Alternative 2, which was for a smaller 102 room hotel and a four-lot parcel map would substantially reduce visual impacts. Based on this assessment it was then determined that smaller Alternative 2 would be consistent with LUP Policy 9-12.

In assessing this claim, it is important to understand that the term “project” has a specific legal meaning under CEQA that differs from the more general use of the term. In this case, the “project” referenced in FEIR Chapter 3, Table 4.1-1 is the original proposal for a larger, 129 room hotel. The City approved a smaller 102 room hotel, described in the DEIR as “Modified Alternative 2”.

The appellant’s claim, based on a selective reading of the record, indicates a basic misunderstanding or misuse of CEQA terminology and processes. This pattern of asserting significant impacts or LUP inconsistency based on the wrong “project” description and ignoring other sections of the EIR reappears repeatedly throughout the appeal materials and serves only to confuse and obfuscate what the facts are.

In closing, we appreciate the time and resources that Commissioners and Staff have put into reviewing this matter and look forward to working with you in the future.

Sincerely,

Douglas Garrison,
Senior Planner

From: [Travis, Galen@Coastal](mailto:Travis.Galen@Coastal)
To: Cooper, Isobel@Coastal
Subject: FW: Public Comment on May 2025 Agenda Item Thursday 11a - Appeal No. A-2-HMB-25-0003 (Hyatt Hotel, Half Moon Bay)
Date: Tuesday, April 29, 2025 11:43:45 AM

From: Krystlyn | Coastside Chamber <ceo@coastsidechamber.com>
Sent: Tuesday, April 29, 2025 11:26 AM
To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>
Subject: Public Comment on May 2025 Agenda Item Thursday 11a - Appeal No. A-2-HMB-25-0003 (Hyatt Hotel, Half Moon Bay)

Dear California Coastal Commission Members & Staff,

On behalf of the Half Moon Bay Coastside Chamber of Commerce, I am writing to express our strong support for the proposed Hyatt Hotel Half Moon Bay project. This development represents a critical investment in our local economy and aligns with the Chamber's mission to support sustainable economic growth and enhance the vitality of the Coastside community.

The addition of a quality, mid-priced hotel in downtown Half Moon Bay will bring numerous economic benefits to our city. One of the most significant contributions is the Transient Occupancy Tax (TOT) revenue, estimated to generate between \$800,000 and \$1,000,000 annually for the City. These funds will provide vital support for city services, infrastructure improvements, and community programs, directly benefiting our visitors and residents.

In addition to its fiscal impact, the Hyatt Hotel project will create local jobs across a range of skill levels, from hospitality and guest services to operations and management. This will expand employment opportunities for Coastside residents, contribute to workforce development, and provide long-term career pathways within the community.

Furthermore, the Hyatt Hotel will address a long-standing need in our downtown area by providing hotel accommodations and flexible meeting space. This will allow us to host more business conferences, weddings, retreats, and other group events, many of which currently leave our area due to limited space, limited availability, and pricing options. Increased visitation from these hosted events will also stimulate spending at our local restaurants, shops, and service providers.

The Hyatt project brings a thoughtful approach to development that complements the

character of our community while enhancing our ability to compete in the tourism and business travel sectors. We encourage the California Coastal Commission to approve this project for the.

Thank you for your consideration.



Krystlyn | She/Her
Chief Executive Optimist (CEO)
Half Moon Bay Coastside Chamber of Commerce
ceo@coastsidechamber.com | (650) 479-6551
Want to meet? Me too! [Click here to book a meeting!](#)

FYI : I only check emails at the end of the weekday & not on weekends...
Due to the number of projects I work on and the limited bandwidth of being a human, I only check email at the end of the weekday, after the day's project tasks have been completed. If you need me asap, please text or call my cell at (650) 479-6551. I also avoid my email on weekends to recoup and spend quality time with my loves! Thank you!

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**David Schorr
423 St. Joseph Avenue
Half Moon Bay, CA 94019**

TO:

**CALIFORNIA COASTAL COMMISSION
NORTH CENTRAL COAST DISTRICT
455 MARKET STREET, SUITE 300
SAN FRANCISCO, CA 94105**

May 1, 2025

RE: Appeal Number A-2-HMB-25-0003 (Hyatt Hotel, Half Moon Bay

WRITTEN RESPONSE TO STAFF REPORT DATED April 18, 2025

As the party appealing the Hyatt Hotel project to the Coastal Commission, I am requesting that the Commissioners reject the Staff Report recommendations, that the Commissioners find Substantial Issue, and take jurisdiction over this project. For Coastal Commission to find Substantial Issue here would simply be affirming the well-reasoned conclusions of the finders of fact, the Half Moon Bay Planning Commission.

As the Staff Report makes clear, there are some conditions arguing in favor of the project, and some arguing against the project, as it relates to LCP compliance. It all comes down to a very subjective assessment of “How big is too big?”.

In advance of the May 8, 2025 hearing, I urge the Commissioners to go and walk, bicycle, or drive past the project site in Half Moon Bay. Seeing the story poles in situ is much more realistic than a dry recitation of facts in a printed document. This is a project 34 feet in height and nearly 500 feet long along SR-1. It is not a small project.

When you look at the site in person, please bear in mind that the story poles do not give an accurate impression of the impact upon protected visual resources. That is because the City has allowed the Applicant to use story poles which are not compliant with written story pole policy. That policy requires 24 inch wide orange netting across the upper roof ridge lines of all building profiles. Instead, there is a thin string, with barely visible flagging. This greatly minimizes the simulated impact to protected visual resources.

It was for this reason, the inaccurate representation of impact, that photos of the story poles against the background of protected visual resources were digitally masked, and presented as evidence, both to the City, and in the Appeal to the Coastal Commission. These photos are

attached to this letter, for your convenience. But even those are not a substitute for viewing the site with your own eyes.

As you deliberate on this matter, please take into consideration that the hotel would provide a benefit of accommodation to a very small number of people, occupying on average 50 or 60 rooms per night. By contrast, the loss of visitor (and resident) access to protected visual resources would impact thousands and thousands of people every day transiting SR-1 both northbound and southbound.

I take exception to language in the Staff Report (page 15): “Appellant provided visual simulations that **appear** to show large swaths of the upland slopes and ridgeline obstructed”. The visual simulations in fact do show large swaths of upland slopes and ridgeline obstructed. Deliberate usage of the word “appear” calls into question my credibility and honesty, and the plain fact of what one can see with one’s own eyes.

Additional problematic language in the Staff Report is regarding occupancy (page 18); “what the Appellant **asserts** is a 50% occupancy rate for such facilities”. Use of the word “asserts” again calls into question my credibility and honesty. I am not “asserting” a 50% occupancy rate in this class of hotel rooms -- I am stating the facts as delineated by Chamber of Commerce data. The City has chosen to ignore this data, which in fact shows consistently declining hotel occupancy rates in Half Moon Bay over the past nine years.

Also in this section of the Staff report is the incorrect statement “the project’s visual impacts were not justified on the back of visitor serving benefits”. In fact, visitor serving benefits were a prominent part of the rather minimal deliberations undertaken by City Council in overturning the Planning Commission denial of the project.

To take a step back from this, City Council made a political decision to approve the project, based on economic and visitor serving arguments. In their very brief deliberations on appeal, they barely mentioned the LCP, it was viewed as a speed bump. In their approval of the project, they overturned the well-reasoned and fact-based denial of the project by Planning Commission, wherein the Planning Commission found substantial noncompliance with multiple sections of the LCP. **For Coastal Commission to find Substantial Issue here would simply to be affirming the well-reasoned conclusions of the finders of fact, the Half Moon Bay Planning Commission.**

A final and significant concern with the Staff Report is the claim that approving this project would not set precedent for future development. Inconsistency there is with the CCC declaring in 2016 that approval of the fire training tower would not set precedent for future development in that area, but in this 2025 matter, citing the now approved and existing fire training tower as a large structure in the immediate area which helps justify development of this very large hotel project. Therefore, the statement that allowing the Hyatt Hotel to proceed would not create precedent, cannot be accepted at face value.

Even beyond the limited interpretation where one considers only how Coastal Commission might or might not interpret this or other approvals as precedential, it is naïve to assume that City staff, City Council, Planning Commission, and local developers will not see approval of this very large project as precedent for future development. They most certainly will. Allowing the LCP to be bent this way is setting the stage for future inappropriate development.

In the end, it comes down to the subjective judgment of individual Commissioners as to whether or not the impact upon protected visual resources raises a Substantial Issue. Since this is subjective in nature, please also consider as equally valid the subjective concerns of 1000 people who have signed a petition against this project (list attached, and <https://chnng.it/Bfs7tH4m5D>), and the volume of written testimony opposing the project over the past years. These are members of the public, coastal residents, as well as visitors, who firmly believe that this project would create an irreversible and unacceptable impact to the scenic views that people here hold dear. Opposition to this project is both deep and wide in the community, and it is based primarily upon impact to protected visual resources. By contrast, the project is supported by a small number of business owners and developers, and members of the City staff and Council. The broader community of coastal residents and visitors would be negatively impacted, including those who are currently unaware of this project.

A smaller hotel project on this site would in large part meet the goals of both Applicant and City, while eliminating conflict with the certified LCP, and preserving protected visual resources.

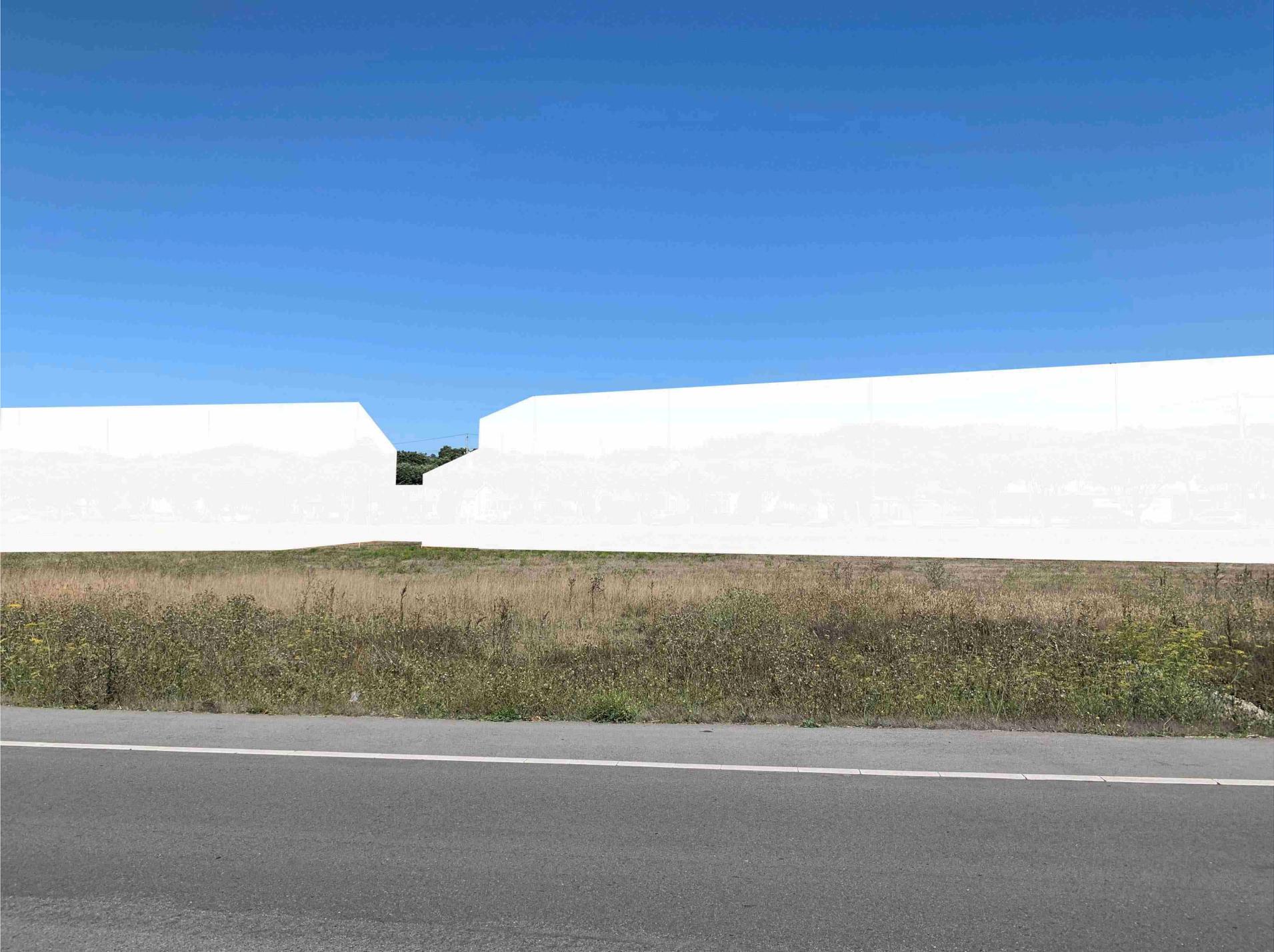
Thank you for your consideration of this Appeal.

Sincerely,

David Schorr
www.KeepHMBscenic.org















Name	City	State	Postal Code	Country	Signed On
Rick Southern	Half Moon Bay	CA	94019	United States	9/14/2024
Doris Watson	Half Moon Bay	CA	94019	United States	9/15/2024
Doug Brockmeyer	Half Moon Bay	CA	94019	United States	9/15/2024
David Schorr	Half Moon Bay	CA	94019	United States	9/15/2024
Terry Southern	El Dorado Hills	CA	95762	United States	9/15/2024
David Southern	San Francisco	CA	94114	United States	9/15/2024
Breen Hofmann	San Jose	CA	95141	United States	9/15/2024
Amanda Moy	Half Moon Bay	CA	94019	United States	9/15/2024
Coley Nishkian	Half Moon Bay	CA	94019	United States	9/15/2024
Patty Holm	San Francisco	CA	94114	United States	9/15/2024
Brianna Okonek	San Mateo	CA	94404	United States	9/15/2024
Nicole Riley	Half Moon Bay	CA	94019	United States	9/15/2024
Kayla Picard-Martinez	Half Moon Bay	CA	94019	United States	9/15/2024
Margaret Vas Dias	Half Moon Bay	CA	94019	United States	9/15/2024
Claire Gould	Half Moon Bay	CA	94019	United States	9/15/2024
Denise Rundle	Half Moon Bay	CA	94019	United States	9/15/2024
Naywon Zimmer	San Jose	CA	95141	United States	9/15/2024
Todd Vas Dias	San Francisco	CA	94134	United States	9/15/2024
Marwa Yousofzoy	Half Moon Bay	CA	94019	United States	9/15/2024
Borden Putnam	Half Moon Bay	CA	94019	United States	9/15/2024
Christine Picard	Half Moon Bay	CA	94019	United States	9/15/2024
Deborah Pierce	Half Moon Bay	CA	94019	United States	9/15/2024
Hannah Walford	Half Moon Bay	CA	94019	United States	9/15/2024
Jody Stewart	Half Moon Bay	CA	93901	United States	9/15/2024
kim dailey	half moon bay	CA	94019	United States	9/16/2024
Bruce Krutel	San Mateo	CA	94401	United States	9/16/2024
Scott Amour	Half Moon Bay	CA	94019	United States	9/16/2024
John Sewart	Half Moon Bay	CA	94019	United States	9/16/2024
Sean Handel	Half Moon Bay	CA	94019	United States	9/16/2024
Zoya Benjamin	San Francisco	CA	94112	United States	9/16/2024
Andrea Simpson	Half Moon Bay	CA	94019	United States	9/16/2024
Krystle Reneer	Half Moon Bay	CA	94019	United States	9/16/2024
Jane Kikuchi	Half Moon Bay	CA	94019	United States	9/16/2024
Kenneth Picard	Half Moon Bay	CA	94019	United States	9/16/2024
Evangelia Pierucci	San Francisco	CA	94112	United States	9/16/2024
Wendy Oliveira	Half Moon Bay	CA	94019	United States	9/16/2024
Meredith Weiss	Half Moon Bay	CA	94019	United States	9/16/2024
Dru Devlin	Half Moon Bay	CA	94019	United States	9/16/2024
Ashiyana Iqbal	Half Moon Bay	CA	94019	United States	9/16/2024
Ruth Grant	Half Moon Bay	CA	94019	United States	9/16/2024
Colleen Good	Half Moon Bay	CA	94102	United States	9/16/2024
Mark van der Straaten	Moss beach	CA	94038	United States	9/16/2024
Alison Haazer	Half Moon Bay	CA	94019	United States	9/16/2024

Lorien French	Daly City	CA	94018 United States	9/16/2024
Barbara Haughey	Half Moon Bay	CA	94019 United States	9/16/2024
Susan Palmer	San Mateo	CA	94403 United States	9/16/2024
Katie Dull	Half Moon Bay	CA	94019 United States	9/16/2024
kathryn murdock	half moon bay	CA	94019 United States	9/16/2024
Alicia molina	Half Moon Bay	CA	94019 United States	9/16/2024
Janet Brayer	San Mateo	CA	94401 United States	9/16/2024
susan odriscoll	El Granada	CA	94018 United States	9/16/2024
Doreen Avery	Half Moon Bay	CA	94019 United States	9/16/2024
Katherine Patterson	Half moon bay	CA	94019 United States	9/16/2024
Jonathan Slusher	Half Moon Bay	CA	94019 United States	9/16/2024
Gail Wyatt	Half Moon Bay	CA	94019 United States	9/16/2024
Gail Firenze	Half Moon Bay	CA	94019 United States	9/16/2024
Yvette Shelton	Half Moon Bay	CA	94019 United States	9/16/2024
Hope Firenze	Half Moon Bay	CA	94019 United States	9/16/2024
Rita Pickering	San Mateo	CA	94401 United States	9/16/2024
Robert Pollock	Half Moon Bay	CA	94019 United States	9/16/2024
Debby Lesser	Half Moon Bay	CA	94019 United States	9/16/2024
Linzi Elliot	Half Moon Bay	CA	94019 United States	9/16/2024
Robin Tierney	Half Moon Bay	CA	94019 United States	9/16/2024
Soila Gutierrez	San Mateo	CA	94401 United States	9/16/2024
Ginger Williams	San Mateo	CA	94019 United States	9/16/2024
Dayna Chalif	Half Moon Bay	CA	94019 United States	9/16/2024
Rebecca Perkins	Montara	CA	94037 United States	9/16/2024
Jeff Warren	El Granada	CA	94018 United States	9/16/2024
Meredith Bleveans	Half Moon Bay	CA	94019 United States	9/16/2024
jeanne stamates	Half Moon Bay	CA	94019 United States	9/16/2024
Panna Warren	El Granada	CA	94018 United States	9/16/2024
Jerilyn Pelikan	Half Moon Bay	CA	94019 United States	9/16/2024
Diana Roberts Mitchell	Half Moon Bay	CA	94019 United States	9/16/2024
Cynthia Chaddick	Montara	CA	94037 United States	9/16/2024
Eva Munoz Levine	San Francisco	CA	94124 United States	9/16/2024
Adam Hughes	Half Moon Bay	CA	94019 United States	9/16/2024
Ivory Trinh	El Granada	CA	94018 United States	9/16/2024
Todd Seller	Half Moon Bay	CA	94019 United States	9/16/2024
Donna Mason	San Mateo	CA	94401 United States	9/16/2024
david pasternak	Half Moon Bay	CA	94019 United States	9/16/2024
Nancy Henares	San Francisco	CA	94142 United States	9/16/2024
Peter Rechmann	San Jose	CA	95125 United States	9/16/2024
Anne Martin	Half Moon Bay	CA	94019 United States	9/16/2024
Vicky Mitchell	Half Moon Bay	CA	94019 United States	9/16/2024
Carrye DeMers	El Granada	CA	94018 United States	9/16/2024
Lindsay Walker	Half Moon Bay	CA	94019 United States	9/16/2024
Amy Risk	Foster City	CA	94404 United States	9/16/2024

Terry Tenzing	Washington	DC	20002 United States	9/16/2024
Bettina Lunasin	Half Moon Bay	CA	94019 United States	9/16/2024
Candy Campbell	San Jose	CA	95125 United States	9/16/2024
Christine Hughes	Macclesfield	ENG	SK10 United Kingdom	9/16/2024
Jaclyn Cusano	San Mateo	CA	94404 United States	9/16/2024
Julie Novak-McSweeney	Half Moon Bay	CA	94019 United States	9/16/2024
Linda Estrella	San Mateo	CA	94401 United States	9/16/2024
Willa Chapman	Half Moon Bay	CA	94019 United States	9/16/2024
Nancy Samberg	Hilton Head Island	SC	29926 United States	9/16/2024
Jules Sofer	Half Moon Bay	CA	94019 United States	9/16/2024
Elizabeth Garcia	Half Moon Bay	CA	94019 United States	9/16/2024
Donna Rutherford	San Mateo	CA	94401 United States	9/16/2024
Eileen O'Brien	Half Moon Bay	CA	94019 United States	9/16/2024
Christina DuCote	Half Moon Bay	CA	94019 United States	9/16/2024
Rena Hatch	Half Moon Bay	CA	94019 United States	9/16/2024
Deborah Mendes	Half Moon Bay	CA	94019 United States	9/16/2024
Lisa Hinshelwood	Half Moon Bay	CA	94019 United States	9/16/2024
Matthew Chirichillo	Half Moon Bay	CA	94019 United States	9/16/2024
Jannae Oliver	Half Moon Bay	CA	94019 United States	9/16/2024
Ben Loeffler-Little	Half Moon Bay	CA	94019 United States	9/16/2024
Stephen Carman	HALF MOON BAY	CA	94019 United States	9/16/2024
Patricia Chambers	Half Moon Bay	CA	94019 United States	9/16/2024
Victoria Colligan	Palo Alto	CA	94306 United States	9/16/2024
Mary Jennings	Half Moon Bay	CA	94019 United States	9/16/2024
Susan Schabinger	El granada	CA	94018 United States	9/16/2024
Jacqueline Nauman	San Mateo	CA	94404 United States	9/16/2024
Kerry Pommès	San Mateo	CA	94401 United States	9/16/2024
Pam Tompkins	Half Moon Bay	CA	94019 United States	9/16/2024
Amber Lynn Curtis	Half moon bay	CA	94019 United States	9/16/2024
Sharon Swann	El Granada	CA	94018 United States	9/16/2024
Merlie Pemberton	San Francisco	CA	94134 United States	9/16/2024
Roberta Gelt	Moss Beach	CA	94038 United States	9/16/2024
barbara kuposky	Half Moon Bay	CA	94019 United States	9/16/2024
Deborah Bistline	Foster City	CA	94404 United States	9/16/2024
Lane Coopersmith	Half Moon Bay	CA	94019 United States	9/16/2024
Debbie Daugherty	Half Moon Bay	CA	94019 United States	9/16/2024
GraceAnn Stewart	Half Moon Bay	CA	94019 United States	9/16/2024
Chandra Chase	El Granada	CA	94018 United States	9/16/2024
Lisa Kochman	Half Moon Bay	CA	94019 United States	9/16/2024
Donnalynn Polito	Half Moon Bay	CA	94019 United States	9/16/2024
Samra Nelson	Half Moon Bay	CA	94019 United States	9/16/2024
Nannette Wilkinson	San Mateo	CA	94403 United States	9/16/2024
Dominic Hughes	Coventry	ENG	CV3 United Kingdom	9/16/2024
Clyde Hinshelwood	Half Moon Bay	CA	94019 United States	9/16/2024

Marian Pott	Half Moon Bay	CA	94019 United States	9/16/2024
Marge West	Half Moon Bay	CA	94019 United States	9/16/2024
GARY BUTLER	HALF MOON BAY	CA	94019 United States	9/16/2024
Alex Viernes	San Bruno	CA	94066 United States	9/16/2024
Carla Christensen	Half Moon Bay	CA	94019 United States	9/16/2024
Shirley Heringer	Half Moon Bay	CA	94019 United States	9/16/2024
JACQUELINE HUERTA MART	HALF MOON BAY	CA	94019 United States	9/16/2024
Cheryl Holmes	San Francisco	CA	94112 United States	9/16/2024
Peter Damsgaard	San Francisco	CA	94110 United States	9/16/2024
Lincoln E Bleveans	Half Moon Bay	CA	94019 United States	9/16/2024
Caitlin Hays	Moss Beach	CA	94038 United States	9/16/2024
Richard Carey	San Mateo	CA	94401 United States	9/16/2024
Marimar Hernandez	Half Moon Bay	CA	94019 United States	9/16/2024
Kevin Lansing	Half Moon Bay	CA	94019 United States	9/16/2024
Spencer Klamm	Half Moon Bay	CA	94019 United States	9/16/2024
Brittnie Brotzman	Half Moon Bay	CA	94019 United States	9/16/2024
jenifer laurent	Half Moon Bay	CA	94019 United States	9/16/2024
Roxanne Beebe	Half Moon Bay	CA	94019 United States	9/16/2024
Pam Southworth	Half Moon Bay	CA	94019 United States	9/16/2024
Mara Krasts	Moss Beach	CA	94038 United States	9/16/2024
Lisa Maulhardt	El Granada	CA	94018 United States	9/16/2024
Colleen Camara	Half Moon Bay	CA	94019 United States	9/16/2024
Lynda Santini	Foster City	CA	94404 United States	9/16/2024
Dennis Kleinbach	Foster City	CA	94404 United States	9/16/2024
Michelle Mensch	HALF MOON BAY	CA	94019 United States	9/16/2024
Dana Phinney	San Francisco	CA	94103 United States	9/16/2024
Gabby Brockmeyer	Half Moon Bay	CA	94019 United States	9/16/2024
Hayden Damsgaard Hughes	Half Moon Bay	CA	94019 United States	9/16/2024
Michael Crudeli	Half Moon Bay	CA	94019 United States	9/16/2024
Heather Ragsdale DeWeerd	Half Moon Bay	CA	94019 United States	9/16/2024
Jacob Smith			United States	9/16/2024
Lupita Anguiano	San Francisco	CA	94142 United States	9/16/2024
Esmeralda Anguiano	San Francisco	CA	94124 United States	9/16/2024
Christy Villegas	San Jose	CA	95141 United States	9/16/2024
Juan Orozco	Half Moon Bay	CA	94019 United States	9/16/2024
Laura Squire	Half Moon Bay	CA	94019 United States	9/16/2024
Mary V	San Francisco	CA	94114 United States	9/16/2024
Rose Del Rio	Half Moon Bay	CA	94019 United States	9/16/2024
Gene Wilkins	Half Moon Bay	CA	94019 United States	9/16/2024
Perla Ramirez	Oakland	CA	94606 United States	9/16/2024
H. Byers	Half Moon Bay	CA	94019 United States	9/16/2024
Shawna McCartney	Half Moon Bay	CA	94019 United States	9/16/2024
Marina Klein	Half Moon Bay	CA	94019 United States	9/16/2024
Rod and Betty Hollars	Half Moon Bay	CA	94019 United States	9/16/2024

Mira Rubin	Half Moon Bay	CA	94019 United States	9/16/2024
Stephanie Diers	San Francisco	CA	94114 United States	9/16/2024
Elizabeth Hernandez	Half Moon Bay	CA	94019 United States	9/16/2024
Adri Rico	San Francisco	CA	94114 United States	9/16/2024
Eli Partida	Half Moon Bay	CA	94019 United States	9/16/2024
Claire Straka	San Francisco	CA	94142 United States	9/16/2024
Laura Smith	Half Moon Bay	CA	94019 United States	9/16/2024
margery morse	Half Moon Bay	CA	94019 United States	9/16/2024
Isabel A	Moss Beach	CA	94019 United States	9/16/2024
Karen Shamban	Half Moon Bay	CA	94019 United States	9/16/2024
Susan L Blackman	Santa Cruz	CA	95060 United States	9/16/2024
Avis Calhoun	San Mateo	CA	94401 United States	9/16/2024
Steve Baran	Seattle	WA	98160 United States	9/17/2024
Leni Schultz	Half Moon Bay	CA	94019 United States	9/17/2024
John Galvin	Los Angeles	CA	90060 United States	9/17/2024
Randi Howard	Half Moon Bay	CA	94019 United States	9/17/2024
Joshua Murphy	Half Moon Bay	CA	94019 United States	9/17/2024
Deanna Polani	Half Moon Bay	CA	94019 United States	9/17/2024
Matthew Wagner	San Mateo	CA	94401 United States	9/17/2024
Deborah Briscoe	San Mateo	CA	94404 United States	9/17/2024
Ellen Rolleri	Half Moon Bay	CA	94019 United States	9/17/2024
Juan Rocha	San Jose	CA	95136 United States	9/17/2024
Birgitta Bower	El Granada	CA	94018 United States	9/17/2024
Mya Rutherford	San Mateo	CA	94401 United States	9/17/2024
Jim Wehrly	Menlo Park	CA	94025 United States	9/17/2024
Frances Romero	Pacifica	CA	94044 United States	9/17/2024
Sheryl Hill	Half Moon Bay	CA	94019 United States	9/17/2024
Rosalie Whitlock	Menlo Park	CA	94025 United States	9/17/2024
Arlene Dugoni	San Francisco	CA	94142 United States	9/17/2024
Dawn Mcneal	Fergus Falls	MN	56537 United States	9/17/2024
Mark Hofmann	El Granada	CA	94019 United States	9/17/2024
Agnes Wagner	Half Moon Bay	CA	94019 United States	9/17/2024
Fran Acciardi	Half Moon Bay	CA	94019 United States	9/17/2024
Laura Damsgaard	Half Moon Bay	CA	94019 United States	9/17/2024
Mindy Sammons	Half Moon Bay	CA	94019 United States	9/17/2024
Manolo Fernandez			United States	9/17/2024
Laurie Torres	Half Moon Bay	CA	94019 United States	9/17/2024
robert applegate	Half Moon Bay	CA	94019 United States	9/17/2024
Lisa ONeill	San Jose	CA	94019 United States	9/17/2024
Andrea Wolf	Half Moon Bay	CA	94019 United States	9/17/2024
Lisa Garcia	Half Moon Bay	CA	94019 United States	9/17/2024
Kelly Mcknight	Seattle	WA	98160 United States	9/17/2024
Kristina Beckman	Half Moon Bay	CA	94019 United States	9/17/2024
Claire Wagner	San Francisco	CA	94142 United States	9/17/2024

kelly archer	Half Moon Bay	CA	94019 United States	9/17/2024
Kush Lakdawala	Half Moon Bay	CA	94019 United States	9/17/2024
Celeste Zaroni	Half Moon Bay	CA	94019 United States	9/17/2024
Angela Cozzolino	Half Moon Bay	CA	94019 United States	9/17/2024
SilverHawk Russi	South San Francisco	CA	94080 United States	9/17/2024
Lisa Cole	Half Moon Bay	CA	94019 United States	9/17/2024
Casey Brehm	El granada	CA	94018 United States	9/17/2024
Debi Fernandez	Lahaina	HI	96761 United States	9/17/2024
Sergio Salvi	Half Moon Bay	CA	94019 United States	9/17/2024
Jack Hudkins	El Granada	CA	94018 United States	9/17/2024
Susan Alvaro	Half Moon Bay	CA	94019 United States	9/17/2024
Madison Johnston	San Francisco	CA	94142 United States	9/17/2024
Linda Richardson	San Francisco	CA	94112 United States	9/17/2024
Daniel Johnston	HALF MOON BAY	CA	94019 United States	9/17/2024
Ilene Kelly	Half Moon Bay	CA	94019 United States	9/17/2024
Joe Rockmore	unincorporated cou	CA	94062 United States	9/17/2024
Martha Jenkins	Half Moon Bay	CA	94019 United States	9/17/2024
Mandy Segerstrom	Bridgeport	CT	06606 United States	9/17/2024
Anne Pearlman	Half Moon Bay	CA	94019 United States	9/17/2024
Susan McCabe	Woodland	CA	95776 United States	9/17/2024
sharon m ruhland	Half moon bay	CA	94019 United States	9/17/2024
Barbie Hummel	Half Moon Bay	CA	94019 United States	9/17/2024
Greg Jones	Belmont	CA	94002 United States	9/17/2024
Sharon Weight	Half Moon Bay	CA	94019 United States	9/18/2024
mike Rimicci	Norman	OK	73069 United States	9/18/2024
Alayna Schweitzer	South Elgin	IL	60177 United States	9/18/2024
rosemary torossian	Sherman Oaks	CA	91423 United States	9/18/2024
Jo Anne Moran	Half Moon Bay	CA	94019 United States	9/18/2024
Alberta M Larsen	Half Moon Bay	CA	94019 United States	9/18/2024
Jyoti Lakdawala	Half Moon Bay	CA	94019 United States	9/18/2024
Kelly Armijo	San Mateo	CA	94404 United States	9/18/2024
James Davis	San Mateo	CA	94019 United States	9/18/2024
Lisa Ryan	New Haven	CT	06512 United States	9/18/2024
Rachel Catuiza	Half Moon Bay	CA	94019 United States	9/18/2024
Colleen Amour	Half Moon Bay	CA	94019 United States	9/18/2024
Laurie Kehler	Half Moon Bay	CA	94019 United States	9/18/2024
Jane Myers	Half Moon Bay	CA	94019 United States	9/18/2024
Sean Daish	Half moon bay	CA	94019 United States	9/18/2024
Dianne Baker	Fresno	CA	93722 United States	9/18/2024
Kellie Morlock	Half Moon Bay	CA	94019 United States	9/18/2024
Nicole Keb	San Francisco	CA	94134 United States	9/18/2024
Anne Riegel	Half Moon Bay	CA	94019 United States	9/18/2024
Karen Larson	El Granada	CA	94018 United States	9/18/2024
Natasha Hanna	Peoria	IL	61604 United States	9/18/2024

Carolyn Waring	Half Moon Bay	CA	94019 United States	9/18/2024
Patrick Wooliever	Half Moon Bay	CA	94019 United States	9/18/2024
Kian Daniel	Milwaukee	WI	53213 United States	9/18/2024
Brian Wilson	Half Moon Bay	CA	94019 United States	9/18/2024
Phyllis Warne	Half Moon Bay	CA	94019 United States	9/18/2024
Yasmin Caminiti	Santa Cruz	CA	95060 United States	9/19/2024
Julie Obeid	Moss Beach	CA	94038 United States	9/19/2024
Michele Maier	Moss Beach	CA	94038 United States	9/19/2024
Teresa Kung	La Honda	CA	94020 United States	9/19/2024
Steve Kolkey	Santa Cruz	CA	95060 United States	9/19/2024
Thanh Vo	Half Moon Bay	CA	94019 United States	9/19/2024
Jane Pittsinger	Half Moon Bay	CA	94019 United States	9/19/2024
Edith Mourtos	Half Moon Bay	CA	94019 United States	9/19/2024
Cheri Austin	San Francisco	CA	94102 United States	9/19/2024
Marika Rossillon	Half Moon Bay	CA	94019 United States	9/19/2024
Katrina chapman	Foster City	CA	94404 United States	9/19/2024
jeff Thayer	Montara	CA	94037 United States	9/19/2024
Mary Fox	Half Moon Bay	CA	94019 United States	9/19/2024
Shannon Donovan	Half Moon Bay	CA	94019 United States	9/19/2024
Roger Baldwin	Half Moon Bay	CA	94019 United States	9/19/2024
Alana Preziosi	Swedesboro	NJ	08085 United States	9/20/2024
Rosa Lopez	Half Moon Bay	CA	94019 United States	9/20/2024
Duane Campbell	Phoenix	AZ	85041 United States	9/20/2024
Trula Floyd	Foster City	CA	94404 United States	9/20/2024
Jamie Howard	Fairborn	OH	45324 United States	9/20/2024
Ashley Gomes	Quincy	MA	02169 United States	9/20/2024
Susanne Mickelsen	San Mateo	CA	94404 United States	9/20/2024
Dayna Wicks	Union City	CA	94587 United States	9/20/2024
Janice Solimeno	Half Moon Bay	CA	94019 United States	9/20/2024
Laurie Stein	Half Moon Bay	CA	94019 United States	9/20/2024
Ronda Sigel	Breezewood	PA	15533 United States	9/21/2024
John J Gallo	Half Moon Bay	CA	94019 United States	9/21/2024
Gabrielle Hulse	El Granada	CA	94018 United States	9/21/2024
Lesley Whitehead	San Lorenzo	CA	94580 United States	9/21/2024
Todd Snyder	Anywhere	DE	United States	9/21/2024
Marie Koerper	Half Moon Bay	CA	94019 United States	9/21/2024
Jay Rocha	Montara	CA	94037 United States	9/21/2024
Kelly Northness	Half Moon Bay	CA	94019 United States	9/21/2024
Lana Dakan	Half Moon Bay	CA	94019 United States	9/21/2024
Lily Hallett	Half Moon Bay	CA	94019 United States	9/21/2024
marc passen	el granada	CA	94018 United States	9/21/2024
Christine Keeney	Montara	CA	94037 United States	9/21/2024
Erin King	Half Moon Bay	CA	94019 United States	9/22/2024
Wendy Padua	Half Moon Bay	CA	94019 United States	9/22/2024

Charles Onubogu	Half Moon Bay	CA	94019 United States	9/22/2024
Carol Spear	Half Moon Bay	CA	94019 United States	9/22/2024
Leslie Wakasa	Moss Beach	CA	94404 United States	9/22/2024
Lisa Gilmour	Half Moon Bay	CA	94019 United States	9/22/2024
Barbara Capers	Montara	CA	94037 United States	9/22/2024
Marilyn Dickman	San Francisco	CA	94112 United States	9/22/2024
J M	Oakland	CA	94621 United States	9/22/2024
Stacie Vining	Half Moon Bay	CA	94019 United States	9/22/2024
Grace Hammerstrom	Montara	CA	94037 United States	9/22/2024
Linda Hollister	Half Moon Bay	CA	94401 United States	9/22/2024
Kirsten Barron	Half Moon Bay	CA	94019 United States	9/22/2024
Mary Pat Dempsey-Frank	Montara	CA	94037 United States	9/22/2024
Chip Goldstein	Half Moon Bay	CA	94019 United States	9/22/2024
Kim Zioncheck	Montara	CA	94037 United States	9/22/2024
Michael Ramirez	San Jose	CA	95141 United States	9/22/2024
Linda Goldstein	Half Moon Bay	CA	94019 United States	9/22/2024
Lisa Warren	Moss beach	CA	94038 United States	9/22/2024
Kate Livingston	Detroit	MI	48234 United States	9/22/2024
Jason Jarvis	Baton Rouge	LA	70808 United States	9/22/2024
Amelia Reeves	Savannah	TN	38372 United States	9/22/2024
Heather Prince	Half Moon Bay	CA	94019 United States	9/22/2024
Cindy Chong	Half Moon Bay	CA	94019 United States	9/23/2024
Lis Harris	Half Moon Bay	CA	94019 United States	9/23/2024
Jason Hareis	Half Moon Bay	CA	94019 United States	9/23/2024
Adrienne Nelson	Half Moon Bay	CA	94019 United States	9/23/2024
David Casentini	San Mateo	CA	94402 United States	9/23/2024
lezlee Inman	Oakland	CA	94607 United States	9/23/2024
Nikos Mourtos	Half Moon Bay	CA	94019 United States	9/23/2024
Kelnia Moloney	Aiea	HI	96701 United States	9/23/2024
Celina Lopez	El Granada	CA	94018 United States	9/23/2024
Mel Rabeck	Half Moon Bay	CA	94019 United States	9/23/2024
Amy S Fothergill	Half Moon Bay	CA	94019 United States	9/23/2024
Rainer Neumann	San Francisco	CA	94109 United States	9/23/2024
Corey Meyers	Lakeland	FL	33809 United States	9/23/2024
Lynn Gallo	Pacifica	CA	94044 United States	9/23/2024
Lani Jones	Belmont	CA	94002 United States	9/24/2024
Jean Ayer	Half Moon Bay	CA	94019 United States	9/24/2024
Grey Giusti	Montara	CA	94037 United States	9/24/2024
Cecilia abadie	Montara	CA	92591 United States	9/24/2024
Maureen Giusti	San Jose	CA	95141 United States	9/24/2024
David Scullion	Half Moon Bay	CA	94019 United States	9/24/2024
Kathy Segura	2020 Touraine Lane	CA	94019 United States	9/24/2024
Richard Briscoe	Oakland	CA	94601 United States	9/24/2024
Karin Meiswinkel	San Mateo	CA	94401 United States	9/24/2024

Mia Benavides	College Park	MD	20740 United States	9/24/2024
Laureen Carrillo	Valley Springs	CA	95252 United States	9/24/2024
Seth Serxner	Half Moon Bay	CA	94019 United States	9/24/2024
Warren Wolfeld	Half Moon Bay	CA	94019 United States	9/25/2024
Cody L		CA	United States	9/25/2024
Arianna Husband	Half Moon Bay	CA	94019 United States	9/25/2024
Madison Bailey	Half Moon Bay	CA	94019 United States	9/25/2024
Michael Gibeault	Half Moon Bay	CA	94019 United States	9/25/2024
victoria van zanten	El granada	CA	94018 United States	9/25/2024
Wendi Shafir	Half Moon Bay	CA	94019 United States	9/25/2024
Tom Wilkins	Half Moon Bay	CA	94019 United States	9/25/2024
Amy Charles	Montverde	FL	32757 United States	9/25/2024
Irma Morawietz	Half Moon Bay	CA	94019 United States	9/25/2024
Francesca Civoli	Half Moon Bay	CA	94019 United States	9/25/2024
Elizabeth Valente	Half Moon Bay	CA	94019 United States	9/25/2024
maria coelho	Aventura	FL	33180 United States	9/26/2024
Jamie Davis	San Francisco	CA	94103 United States	9/26/2024
Mary Ann Bloyer	Half Moon Bay	CA	94019 United States	9/26/2024
Steven Diers	San Francisco	CA	94109 United States	9/26/2024
Erika Rikhiram	Clermont	FL	34711 United States	9/26/2024
Andreas Wolf	San Mateo	CA	94401 United States	9/26/2024
steve montgomery	berry creek	CA	95916 United States	9/26/2024
Sally Mcquarrie stiles	Belmont	CA	94002 United States	9/27/2024
Rio Morales	Austin	TX	78733 United States	9/27/2024
Christopher Lawell	Pleasant Prairie	WI	53158 United States	9/27/2024
Jeffrey Sinder	Pacifica	CA	94044 United States	9/27/2024
Tim Marsland	Half Moon Bay	CA	94019 United States	9/27/2024
Peggy Guaraldi	Burlingame	CA	94010 United States	9/27/2024
Alan Wortman	Redwood City	CA	94062 United States	9/27/2024
Ann Mori	Walnut Creek	CA	94596 United States	9/27/2024
Suzanne deRosenhart	PO Box 221, Half Mo	CA	94019 United States	9/27/2024
Sylvia Rohr	San Mateo	CA	94404 United States	9/27/2024
Scott D.	San Mateo	CA	94402 United States	9/27/2024
Jennifer Holburn	Foster City	CA	94404 United States	9/27/2024
Andrea Kevech	Belmont	CA	94002 United States	9/27/2024
Mark Salamon	San Mateo	CA	94403 United States	9/27/2024
Janet Armitage	Redwood city	CA	94065 United States	9/27/2024
Spreck Rosekrans	Half Moon Bay	CA	94019 United States	9/27/2024
Kirsten Loegering	Foster City	CA	94404 United States	9/27/2024
Clare Hooson	Belmont	CA	94002 United States	9/28/2024
Rosemary Freitas Delashaw	Half Moon Bay	CA	94019 United States	9/28/2024
Raymond Saracino	San Francisco	CA	94110 United States	9/28/2024
Roxanne Escobedo	Half Moon Bay	CA	94019 United States	9/28/2024
Mary Estes	Half Moon Bay	CA	94019 United States	9/28/2024

Virginia Messer	Moss Beach	CA	94038 United States	9/28/2024
imelda dubose	Half Moon Bay	CA	94403 United States	9/29/2024
Josh Standiford	Lake Zurich	IL	60047 United States	9/29/2024
Elizabeth Honneyman	Half Moon Bay	CA	94019 United States	9/29/2024
Ediverto Galvez	Panorama City	CA	91402 United States	9/29/2024
martin steiger	Half Moon Bay	CA	94019 United States	9/29/2024
Susan Garrett	Half moon Bay	CA	94019 United States	9/30/2024
Christoph Cavigioli	El Granada	CA	94018 United States	9/30/2024
Shirlee Yonkovich	Half Moon Bay	CA	94019 United States	9/30/2024
Lamario Blanchard	Tupelo	MS	38801 United States	9/30/2024
Dannielle Hurst	Springfield	MO	65802 United States	9/30/2024
Houngry Formoney	Bremerton	WA	98312 United States	9/30/2024
Maria Beury	Chicago	IL	60605 United States	9/30/2024
Carol Wexler	Foster City	CA	94404 United States	9/30/2024
Leslie Harrop	San Bruno	CA	94066 United States	9/30/2024
Linda Yule	Half Moon Bay	CA	94019 United States	9/30/2024
Barbara Correia	Santa Clara	CA	95052 United States	9/30/2024
Mary Gothan	Half Moon Bay	CA	94019 United States	9/30/2024
Daniela Barker	Northridge	CA	91326 United States	9/30/2024
Judine Pihl	Medford	MA	02155 United States	10/1/2024
Kevin Slen	San Jose	CA	95127 United States	10/1/2024
Nicole Ponce	San Jose	CA	95127 United States	10/1/2024
Marcia Yeates	Foster City	CA	94404 United States	10/1/2024
Barbara O'Connor	Washougal	WA	98671 United States	10/1/2024
Sheila Larsen	Half Moon Bay	CA	94019 United States	10/1/2024
Audrey Joyce	Half Moon Bay	CA	94019 United States	10/1/2024
Lothar Tuppan	Moss Beach	CA	94038 United States	10/1/2024
Sierra West	Half Moon Bay	CA	94019 United States	10/1/2024
David Paik	Half Moon Bay	CA	94019 United States	10/1/2024
Jan Didur	Dublin	CA	94568 United States	10/1/2024
Carol Kassimos	Foster City	CA	94404 United States	10/2/2024
Carmel Turek	Half moon Bay	CA	94019 United States	10/2/2024
Karen Schmidt	San Francisco	CA	94110 United States	10/2/2024
Amber Williams	San Mateo	CA	94401 United States	10/2/2024
Holly Lynne	Half Moon Bay	CA	94019 United States	10/2/2024
Marcy Kaufman	Cleveland	OH	44121 United States	10/2/2024
Katie Mendes	Half Moon Bay	CA	94019 United States	10/2/2024
stephanie erskine	Half Moon Bay	CA	94019 United States	10/2/2024
Audrey Harman	Medford	OR	97504 United States	10/2/2024
Katelyn Vaz	Half moon bay	CA	94019 United States	10/2/2024
Mirela Druke	Half Moon Bay	CA	94019 United States	10/2/2024
Aina Ferrer Clotas	San Francisco	CA	94110 United States	10/2/2024
Olivia Deeney	Half Moon Bay	CA	94019 United States	10/2/2024
Julie Kline	Half Moon Bay	CA	94019 United States	10/2/2024

Steve Portigal	Montara	CA	94037 United States	10/2/2024
Julie Mandle	Half Moon Bay	CA	94019 United States	10/2/2024
Peri Harrington	Foster City	CA	94404 United States	10/2/2024
Tanya Goldberg	Half Moon Bay	CA	94019 United States	10/2/2024
Jeffrey O'Rourke	Half Moon Bay	CA	94019 United States	10/2/2024
amanda roberts	butner	NC	27509 United States	10/2/2024
Diana Purucker	Storm Lake	IA	50588 United States	10/2/2024
Emily Sheplan	Half Moon Bay	CA	94019 United States	10/2/2024
Marcela Ahumada	Moss Beach	CA	94038 United States	10/2/2024
Dan Silld	San Jose	CA	95141 United States	10/2/2024
Marcia Maiero	Half Moon Bay	CA	94019 United States	10/2/2024
MaryAnn McDonald	Half Moon Bay	CA	94019 United States	10/2/2024
Alex Roth	San Leandro	CA	94578 United States	10/3/2024
Steven Barber	Hayward	CA	94544 United States	10/3/2024
Bonnie Nardi	Half Moon Bay	CA	94019 United States	10/3/2024
Rosemarie Wenner	Venice	FL	34293 United States	10/3/2024
Michael Grant	Half Moon Bay	CA	94019 United States	10/3/2024
Pat Kelly	Half Moon Bay	CA	95019 United States	10/3/2024
Taliya Williams	Orlando	FL	32801 United States	10/3/2024
jan TIURA	San Mateo	CA	94403 United States	10/3/2024
Anna Pasternak	El granada	CA	94018 United States	10/3/2024
Clarona Stark	Half Moon Bay	CA	94019 United States	10/3/2024
katie coggins	Milton	MA	02186 United States	10/3/2024
Jasmine Canales	Lakewood	CA	90714 United States	10/3/2024
Kenneth Becker	Half Moon Bay	CA	94019 United States	10/3/2024
Sonja Myhre	Oslo, Norway		Norway	10/3/2024
Marina Patton	Pacifica	CA	94044 United States	10/3/2024
Steven Blackwood	Foster City	CA	94404 United States	10/4/2024
Shawny Hoops	Pescadero	CA	94060 United States	10/4/2024
Brina Cloherty	Palo Alto	CA	94301 United States	10/4/2024
Enda Cloherty	San Francisco	CA	94142 United States	10/4/2024
Dominique Gagne	Brooklyn	NY	11230 United States	10/4/2024
riley mills	Half Moon Bay	CA	94019 United States	10/4/2024
Kaia Glafkides	Half Moon Bay	CA	94019 United States	10/4/2024
Ian Sherman	Columbus	OH	43202 United States	10/4/2024
Jennifer Meeks	Oklahoma City	OK	73127 United States	10/4/2024
Joseph Muscat	SF	CA	94027 United States	10/4/2024
Erik Robinson	San Mateo	CA	94403 United States	10/4/2024
Liz Martin	Redwood City	CA	94062 United States	10/4/2024
Ivan Raikov	Half Moon Bay	CA	94019 United States	10/4/2024
Francis Lee	San Bruno	CA	94066 United States	10/4/2024
Ruth Burman	San Carlos	CA	94070 United States	10/4/2024
Ron Parsons	South San Francisco	CA	94080 United States	10/4/2024
Ben Animates	Brockton	MA	02302 United States	10/4/2024

Rick Sanchez	Half Moon Bay	CA	94019 United States	10/4/2024
Maria Michel	Redwood City	CA	94063 United States	10/4/2024
Drake Ohde			United States	10/4/2024
William Barton	Half Moon Bay	CA	94019 United States	10/4/2024
Deb MacKimmie	Moss Beach	CA	94038 United States	10/4/2024
Liam Curran	Half Moon Bay	CA	94019 United States	10/5/2024
James Henderson	Foster City	CA	94404 United States	10/5/2024
Steve Crouse	Half Moon Bay	CA	94019 United States	10/5/2024
Lauri Hill	Half Moon Bay	CA	94019 United States	10/5/2024
Janet Clark	Pescadero	CA	94060 United States	10/5/2024
Carol Cook	San Mateo	CA	94403 United States	10/5/2024
Rodney Pearlman	El Granada	CA	94018 United States	10/5/2024
Alison Grant	Half Moon Bay	CA	94019 United States	10/5/2024
Cathy Henderson	Foster City	CA	94404 United States	10/5/2024
Mark Eibert	Half Moon Bay	CA	94019 United States	10/5/2024
Eileen Perkins	Foster City	CA	94404 United States	10/5/2024
Kurt Murray	Half Moon Bay	CA	94019 United States	10/5/2024
Terri Eckert	Half Moon Bay	CA	94019 United States	10/5/2024
Amy Tezza	Half Moon Bay	CA	94019 United States	10/5/2024
Spencer Nassar	Half Moon Bay	CA	94019 United States	10/5/2024
Margaret Graham	Half Moon Bay	CA	94019 United States	10/5/2024
Theresa Gonzalez	Redwood City	CA	94063 United States	10/5/2024
S Lawler	San Bruno	CA	94066 United States	10/5/2024
Ruth Lemein	Ventura	CA	93003 United States	10/5/2024
Megan McDow	Moss Beach	CA	94038 United States	10/5/2024
frances soto	Half Moon Bay	CA	94019 United States	10/5/2024
Chris Soto	Half Moon Bay	CA	94019 United States	10/5/2024
katherine Polk	El Granada	CA	94018 United States	10/5/2024
Mathew Grabowski	Half Moon Bay	CA	94019 United States	10/5/2024
Daniel Polk	San Mateo	CA	94403 United States	10/5/2024
ART JURADO	Half Moon Bay	CA	94019 United States	10/5/2024
Sandra McWilliams	San Mateo	CA	94404 United States	10/5/2024
Don McIntyre	Half Moon Bay	CA	94019 United States	10/5/2024
Morgan Fung	Half moon bay	CA	94019 United States	10/5/2024
Lillian Barrows	Foster City	CA	94404 United States	10/6/2024
Chrys Albaugh	Woodside/Kings Mc	CA	94062 United States	10/6/2024
Willow Blake	Eau Claire	WI	54703 United States	10/6/2024
Jane Kinsley	Half Moon Bay	CA	94019 United States	10/6/2024
S G	Deer Park	NY	11729 United States	10/7/2024
Michele Oldman	Moss Beach	CA	94038 United States	10/7/2024
Marina Abalakina	Half Moon Bay	CA	94019 United States	10/7/2024
Nancy Stern	Half Moon Bay	CA	94019 United States	10/7/2024
Maria McCulloch	Half Moon Bay	CA	94019 United States	10/7/2024
Linda Montalto Patterson	Half Moon Bay	CA	94019 United States	10/7/2024

christopher french	Half Moon Bay	CA	94019 United States	10/7/2024
Ella Vetrone	Half moon bay	CA	94019 United States	10/7/2024
Marta Suvaco	Half Moon Bay	CA	94403 United States	10/7/2024
Lisa Hansen	San Mateo	CA	94401 United States	10/7/2024
Carol Fields	Montara	CA	94037 United States	10/7/2024
Helene Campagnet	Half Moon Bay	CA	94019 United States	10/7/2024
Lianna Jewett	Half Moon Bay	CA	94019 United States	10/7/2024
Rodney Jewett	Half Moon Bay	CA	94019 United States	10/7/2024
Alana Notmeyer	El Granada	CA	94018 United States	10/7/2024
Gail Notmeyer	Half Moon Bay	CA	94019 United States	10/7/2024
Marion Adeney	Montara	CA	94037 United States	10/7/2024
Johanna Mayer	Half Moon Bay	CA	94019 United States	10/7/2024
Patricia Ballestrasse	Half Moon Bay	CA	94019 United States	10/7/2024
brynn mancebo	New York	NY	10003 United States	10/8/2024
Elsa Roth	Half Moon Bay	CA	94019 United States	10/8/2024
Dennis Keane	Half Moon Bay	CA	94019 United States	10/8/2024
steve krause	Venice	FL	34285 United States	10/8/2024
Carlisle Young	Moss Beach	CA	94038 United States	10/8/2024
Audra Tensier	San Jose	CA	95141 United States	10/8/2024
Daniel Spiteri	Campbell	CA	95008 United States	10/8/2024
Ceilia Marx	Montara	CA	94037 United States	10/8/2024
Lisa Jewety	West Chester	PA	19380 United States	10/8/2024
Kyle Sundman	Half Moon Bay	CA	94019 United States	10/8/2024
Linda Mead	Half Moon Bay	CA	94019 United States	10/8/2024
Gary Gardetto	Los Angeles	CA	90041 United States	10/8/2024
Dan Haggerty	El Granada	CA	94018 United States	10/8/2024
Luke gingerella	Clinton	CT	06359 United States	10/8/2024
Jane Praysilver	Half Moon Bay	CA	94019 United States	10/9/2024
Alec Hogg	Half Moon Bay	CA	94019 United States	10/9/2024
Michelle Hogg	Half Moon Bay	CA	94019 United States	10/9/2024
Sylvia Teng	Half Moon Bay	CA	94019 United States	10/9/2024
Linda Davisson	Half Moon Bay	CA	94019 United States	10/9/2024
Breen Hofmann	San Jose	CA	95141 United States	10/9/2024
Jon Lowings	Hayward	CA	94545 United States	10/9/2024
Maureen Haberman	San Jose	CA	95141 United States	10/9/2024
Michele Lowings	Foster City	CA	94404 United States	10/9/2024
Jack Dvorkin	Half Moon Bay	CA	94019 United States	10/9/2024
Robert childress	bedford	VA	24523 United States	10/9/2024
Madison Barry	Fort Wayne	IN	46802 United States	10/9/2024
Marcia Buckwalter	Half Moon Bay	CA	94019 United States	10/9/2024
Raina Schally	El Granada	CA	94018 United States	10/9/2024
Joan Wilson	San Mateo	CA	94401 United States	10/9/2024
Joel Rosenthal	Carmichael	CA	95608 United States	10/9/2024
Jetta Van Hemert	Hayward	CA	94545 United States	10/9/2024

Charles Hogg	Half Moon Bay	CA	94019 United States	10/9/2024
B Suzanne McKell	Half Moon Bay	CA	94019 United States	10/10/2024
Patty Lauritzen	Moss Beach	CA	94038 United States	10/10/2024
Susan Trochez	Half Moon Bay	CA	94019 United States	10/11/2024
joy Moore	Half moon bay	CA	94019 United States	10/11/2024
Jenifer calixto	San Mateo	CA	94401 United States	10/11/2024
William Stonehocker	Hendersonville	NC	28739 United States	10/12/2024
Pamela Patek	La Honda	CA	94020 United States	10/12/2024
collette Gray	Fernandina Beach	FL	32034 United States	10/12/2024
James bowers	Oakland	CA	94601 United States	10/13/2024
Mickayla Dale	Geneseo	NY	14454 United States	10/13/2024
Bryan Obi-Wan	Dallas	TX	75254 United States	10/14/2024
Susan Engard	Half Moon Bay	CA	94019 United States	10/14/2024
Skylar Thomas	London	KY	40744 United States	10/15/2024
JT Spears			United States	10/15/2024
Alyssa Honaker	Manteo	NC	27954 United States	10/15/2024
Brandon M	Coral spring	FL	44065 United States	10/16/2024
Nolyn Brandon	fairhope	AL	36532 United States	10/17/2024
Carol Boggio	Oxnard	CA	93030 United States	10/17/2024
patricia mccoy	Moss Beach	CA	94038 United States	10/17/2024
norma lacanlale	California	CA	United States	10/18/2024
J. Kramer	Woodridge	IL	60517 United States	10/18/2024
M. R.			United States	10/18/2024
Vera Goorchenko	Stockton	CA	95205 United States	10/18/2024
Larry Lardin	Corpus Christi	TX	78413 United States	10/18/2024
Abolfazl Abbaszadeh	New York	NY	10013 United States	10/19/2024
chelsea hardy	camas	WA	98607 United States	10/21/2024
Mark Johnson			United States	10/22/2024
Rick Bilick	Tucson	AZ	85710 United States	10/22/2024
Lucy PEna	New York	NY	10016 United States	10/22/2024
Kathi Smith	Seattle	WA	98168 United States	10/22/2024
Stefano Fuschetto	Gallarate		21013 Italy	10/23/2024
Katie Mefford	Indianapolis	IN	46260 United States	10/23/2024
Gabriel Cole	St. Louis	MO	63109 United States	10/23/2024
Sandra Douer	Miami	FL	33147 United States	10/23/2024
A'Shantye Millikin	Little Elm	TX	75068 United States	10/24/2024
Pranav Dharanipathy	Austin	TX	78750 United States	10/24/2024
Jennifer Kellar	Caliente	NV	89008 United States	10/25/2024
Alexander Shonjani			United States	10/25/2024
Warren Ross	Edmond	OK	73013 United States	10/25/2024
Joyce Hires	Forest Hill	MD	21050 United States	10/25/2024
Yiyang Zu	Cleveland	OH	44106 United States	10/26/2024
Ladan Golkar	San Mateo	CA	94403 United States	10/26/2024
Silly Freak	Green Bay	WI	54313 United States	10/27/2024

John (Chip) Mclsaac	Bloomfield	CT	06002 United States	10/29/2024
Cristina Sanchez	Albuquerque	NM	87120 United States	10/30/2024
Michael Friedmann	Bronx	NY	10461 United States	10/31/2024
Derrick Larsen	Portland	OR	97239 United States	10/31/2024
Suzanne Orr	Antioch	TN	37013 United States	11/4/2024
Janet Odonnell	San Mateo	CA	94401 United States	11/4/2024
Judith Jacques Louis	Leesburg	FL	34748 United States	11/4/2024
Vicki Morrow	Westfield	NC	27053 United States	11/5/2024
heather heenan	elmhurst	NY	11373 United States	11/6/2024
Angela Y			United States	11/7/2024
Lisa Holmes	Mountain Home	ID	83647 United States	11/8/2024
Geisty Lopez	Bladensburg	MD	20710 United States	11/8/2024
Marleny Agustin	Atlanta	GA	30319 United States	11/8/2024
Derek Smith	Bellport	NY	11713 United States	11/8/2024
Angela Lopez	Parkville	MD	21234 United States	11/8/2024
Isabela Diego	Seymour	IN	47274 United States	11/8/2024
Yam Benitez	Springfield	OH	45503 United States	11/8/2024
Sara Van Dusen	Palo Alto	CA	94303 United States	11/8/2024
Yurisleidy Aruca	Miami	FL	33157 United States	11/9/2024
Heather Tanner	Daly City	CA	94015 United States	11/9/2024
K M	Canton	OH	44708 United States	11/9/2024
Viviana Sanchez	Prosser	WA	99350 United States	11/9/2024
Laura Craddock	Lynchburg	VA	24503 United States	11/9/2024
Béla Schmidt	Gainesville	FL	32607 United States	11/9/2024
Katlynn Allerton	Niles	MI	49120 United States	11/9/2024
Yanet Perez	Miami	FL	33126 United States	11/9/2024
Surryah Brooks cuellar	Goldsboro	NC	27530 United States	11/10/2024
Adam Metras	Sturbridge	MA	01566 United States	11/10/2024
Adriana Quintanilla	Brooklyn	NY	11207 United States	11/10/2024
Darling Blanco	Las Vegas	NV	89145 United States	11/10/2024
Maria G Tanco-Rahim	Orange Park	FL	32073 United States	11/11/2024
Maddie Murdock	Manchester	CT	06042 United States	11/11/2024
Martin Murguia	Van Nuys	CA	91406 United States	11/11/2024
Yalaina Romero	Miami	FL	33127 United States	11/12/2024
Kevin Baker	ASH GROVE	MO	65604 United States	11/13/2024
Katherine Hutchins	Phoenix	AZ	85050 United States	11/13/2024
Melissa Morris	Walterboro	SC	29488 United States	11/13/2024
Lucas Thompson	Denison	TX	75020 United States	11/14/2024
Stephanie De Maria	Moss Beach	CA	94038 United States	11/14/2024
Daniel Verduzco	Downey	CA	90240 United States	11/14/2024
Elizabeth Johnson	Monroe	NC	28110 United States	11/14/2024
cathy bilyk	Wheaton	IL	60189 United States	11/15/2024
Rashad Jaghab	South San Francisco	CA	94080 United States	11/15/2024
Frank Oscar Ferrat Fontaine	New York	NY	10118 United States	11/15/2024

Yukari Sakura	South San Francisco	CA	94080	United States	11/15/2024
Cara Westphal		CA		United States	11/16/2024
Reginald Wedge		WA		United States	11/16/2024
Bryan Pfeifer	New York	NY	10118	United States	11/16/2024
Tee Cee	Portland	OR	97211	United States	11/17/2024
Cynthia Koetke	Montara	CA	94037	United States	11/17/2024
Paul Markillie	Grand Blanc Township	MI	48439	United States	11/17/2024
Dana richmond	Fremont	CA	94538	United States	11/18/2024
juliet alonso	Miami	FL	33173	United States	11/19/2024
Mirsa Ruiz	Salinas	CA	93901	United States	11/19/2024
Luke Hertz	Manassas	VA	20110	United States	11/19/2024
john urbonas	Plainfield	IL	60586	United States	11/22/2024
Felix Hernandez	El Paso	TX	79912	United States	11/22/2024
JIMMY RIVERA	New Holland	PA	17557	United States	11/23/2024
Radiance Oliver	Quincy	IL	62301	United States	11/27/2024
Ralphie Beam	Cumberland	MD	21502	United States	11/29/2024
Jen Martinez	Redwood City	CA	94063	United States	11/29/2024
Skyelynn May				United States	12/1/2024
Celine Park	Sunnyvale	CA	94087	United States	12/2/2024
Matthew Gregory	Wichita falls texas	TX	76309	United States	12/2/2024
Sophia Clair	Los Angeles	CA	92336	United States	12/2/2024
Bethany Fong	San Bruno	CA	94066	United States	12/2/2024
Nathan Lee	Daly City	CA	94015	United States	12/3/2024
Rachel Wiesenborn	Half Moon Bay	CA	94019	United States	12/3/2024
James Jackson	Mesa	AZ	85210	United States	12/3/2024
Sarah McMahan	Rolling Meadows	IL	60008	United States	12/3/2024
Samuel Ulrich	Denver	CO	80220	United States	12/4/2024
Ksisen Steitz	Port Henry	NY	12974	United States	12/4/2024
Diana Gonzalez	Houston	TX	77028	United States	12/4/2024
Peter Jakaitis	Peekskill	NY	10566	United States	12/4/2024
Maureen McDermitt	Silver Spring	MD	20902	United States	12/4/2024
Holden Hollingsworth	Zeeland	MI	49464	United States	12/4/2024
Jining Liu	Austin	TX	78717	United States	12/5/2024
Ashley Garcia	Syracuse	NY	13202	United States	12/6/2024
Brandie Nunziati	South San Francisco	CA	94080	United States	12/6/2024
Shirley Mauricio	Half Moon Bay	CA	94019	United States	12/7/2024
Wendy Flores	Sylmar	CA	91342	United States	12/8/2024
christina pecota	Daly City	CA	94015	United States	12/9/2024
Karen Good	Lafayette	CA	94549	United States	12/9/2024
Eve Dimesky	San Diego	CA	92130	United States	12/9/2024
John Delaney	Vallejo	CA	94591	United States	12/10/2024
Sana Miro	Sunnyvale	CA	94089	United States	12/11/2024
meadow huggins	Mount Pleasant	NC	28210	United States	12/11/2024
Teri Nelson	Sarasota	FL	34242	United States	12/11/2024

Eli B	San Carlos	CA	94070 United States	12/12/2024
Hassan Nawaz	pakistan kohat	NY	14202 United States	12/13/2024
K More	Half Moon Bay	CA	94019 United States	12/13/2024
Preeti Sharma	Oakland	CA	94612 United States	12/14/2024
Orly Simon	Lady Lake	FL	32159 United States	12/15/2024
Janet Tipper	Redwood City	CA	94062 United States	12/15/2024
Susan Addis	New York	NY	10282 United States	12/16/2024
Dipna Joshil	Sunnyvale	CA	94086 United States	12/17/2024
Andrew Floyd	Dover	OH	44622 United States	12/17/2024
Muneeb Ahmad	Fremont	CA	94536 United States	12/18/2024
Charles Meier	Burlingame	CA	94010 United States	12/19/2024
John Ellis	Redwood City	CA	94062 United States	12/20/2024
Joseph De Feo	Yonkers	NY	10704 United States	12/20/2024
Thomas Goroshko	Palo Alto	CA	94303 United States	12/20/2024
kris Morgan	Belmont	CA	94002 United States	12/20/2024
Ramona Carlson	Chicago	IL	60631 United States	12/20/2024
Joseph Philip	Menlo Park	CA	94025 United States	12/21/2024
Chelsea Young	Lake Orion	MI	48360 United States	12/21/2024
Olga Meyer	Highland Park	IL	60035 United States	12/21/2024
Cynthia Allen	Lawre	GA	30043 United States	12/21/2024
Vy Tran	Oakland	CA	94602 United States	12/24/2024
Barbara Marion	Florence	AL	35633 United States	12/24/2024
Orlando Nell	Woodside	CA	94062 United States	12/26/2024
Tiffany Sieber	Los Gatos	CA	95032 United States	12/26/2024
Ashli Tingle	Castro Valley	CA	94546 United States	12/26/2024
David Perry	Palo Alto	CA	94306 United States	12/27/2024
Tom Sharp	San Carlos	CA	94070 United States	12/28/2024
Terry Lee	Colorado Springs	CO	80903 United States	12/29/2024
Gracie � Dam	Greensboro	NC	27410 United States	1/1/2025
Nate Habash	Menlo Park	CA	94025 United States	1/1/2025
Heather Regino	San Mateo	CA	94401 United States	1/3/2025
Gus Salas	San Bruno	CA	94066 United States	1/3/2025
Katherine H. Terhune	Woodside	CA	94062 United States	1/3/2025
Samantha Niamath	Bel Air	MD	21014 United States	1/4/2025
Rose Vega	Oakland	CA	94618 United States	1/4/2025
Sydney Strickland	Virginia Beach	VA	23455 United States	1/5/2025
PhaPha Davis	Sonoma	CA	95476 United States	1/6/2025
John Tornatore-Pili	San Mateo	CA	94401 United States	1/6/2025
jeff corbett	Redwood City	CA	94061 United States	1/7/2025
Sara Nebeling	Half Moon Bay	CA	94019 United States	1/7/2025
Kate Ermacoff	Redwood City	CA	94061 United States	1/7/2025
Diane Dorsa	Half Moon Bay	CA	94019 United States	1/7/2025
ka J-M	Palo Alto	CA	94306 United States	1/7/2025
Rebekah Wong	Menlo Park	CA	94025 United States	1/7/2025

Edgar Puga			United States	1/7/2025
Veronica Faria	Half Moon Bay	CA	94019 United States	1/7/2025
Guy Reimche	Half Moon Bay	CA	94019 United States	1/7/2025
Omar Hamdallah	Pacifica	CA	94044 United States	1/8/2025
tara paulson	fremont	CA	94536 United States	1/9/2025
Alyssa Angelsberg	Danville	CA	94526 United States	1/9/2025
Edina Tytyri			United States	1/9/2025
john amaro	san francisco	CA	94117 United States	1/9/2025
William Rivard	Half Moon Bay	CA	94019 United States	1/9/2025
Riley Wolf	Menlo Park	CA	94025 United States	1/10/2025
Elba Sobrino	Belmont	CA	94002 United States	1/10/2025
William Crist	Pacifica	CA	94044 United States	1/10/2025
Sunny Hibbits	San Francisco	CA	94037 United States	1/10/2025
Susan Martin	Menlo Park	CA	94028 United States	1/10/2025
Randy Avalos	Menlo Park	CA	94025 United States	1/11/2025
Mark Poulin	San Jose	CA	95112 United States	1/11/2025
Carmen Rodriguez	Union City	CA	94587 United States	1/11/2025
Wedad Ateik	Sunnyvale	CA	94086 United States	1/11/2025
Kim Chaffee	Cupertino	CA	95014 United States	1/11/2025
Mert Mehmet	San Francisco	CA	94103 United States	1/12/2025
Javier Mendoza	Alameda	CA	94502 United States	1/12/2025
Mary Wang Oskamp	Hillsborough	CA	94010 United States	1/12/2025
Katie Cournoyer	Palo Alto	CA	94301 United States	1/12/2025
	نقيب الله ايساخيل San Jose	CA	95119 United States	1/12/2025
Jennifer griffin	Cupertino	CA	95014 United States	1/12/2025
Guillermo Quinteros	Oakland	CA	94610 United States	1/12/2025
Bryan Keltner	San Jose	CA	95123 United States	1/12/2025
Geroge gam	creswell	OR	97426 United States	1/12/2025
amina cherif	bronx	NY	10456 United States	1/13/2025
Kurt Armbrust	Menlo Park	CA	94025 United States	1/13/2025
F.J. Price	Campbell	CA	95008 United States	1/13/2025
Gema Garibay	Burlingame	CA	94010 United States	1/13/2025
Sophie Chang	San Jose	CA	95124 United States	1/13/2025
Urbana Clements	Yucaipa	CA	92399 United States	1/13/2025
Zyana Hernandez	Half Moon Bay	CA	94019 United States	1/13/2025
Zainab Alwuhaili	North Olmsted	OH	44070 United States	1/13/2025
Yu Chen Lai	Fremont	CA	94539 United States	1/13/2025
Cheryl Kozanitas	san mateo	CA	94403 United States	1/13/2025
Lisette Cruz	San Jose	CA	95133 United States	1/14/2025
Kim Nguyen	Pacifica	CA	94044 United States	1/14/2025
Venkata Srija Bhupathiraju	San Jose	CA	95123 United States	1/14/2025
Aden Gregory	Midland	TX	79707 United States	1/14/2025
Jian Wang	San Mateo	CA	94010 United States	1/14/2025
Rylee Brooks-Blakeslee	San Jose	CA	95141 United States	1/14/2025

Nick Sugawara	San Francisco	CA	94112 United States	1/14/2025
Vince Russo	Pacifica	CA	94044 United States	1/14/2025
janet benson	Menlo Park	CA	94025 United States	1/15/2025
Katherine Johnson	Pacifica	CA	94044 United States	1/15/2025
Meadow Mendoza	Pacifica	CA	94044 United States	1/15/2025
kate moreau	Sunnyvale	CA	94087 United States	1/15/2025
Regina Tamez	San Jose	CA	95111 United States	1/15/2025
Margot Rajkovic	San Mateo	CA	94403 United States	1/15/2025
Laura Rodriguez	Pacifica	CA	94044 United States	1/15/2025
Nessa Caballero	San Jose	CA	95117 United States	1/15/2025
Annika Cale	Pacifica	CA	94044 United States	1/16/2025
Vivian Roh	Irvine	CA	92620 United States	1/16/2025
Mayuko Hirai	Portola valley	CA	94028 United States	1/16/2025
Joseph Gawron	Terre Haute	IL	47803 United States	1/16/2025
Nikke Voris	San Mateo	CA	94403 United States	1/16/2025
Roxana Ortiz	Hanford	CA	93230 United States	1/16/2025
Natalia Roden	San Jose	CA	95131 United States	1/16/2025
Tracey De Cambra	Pacifica	CA	94044 United States	1/17/2025
Brenda Ferreira	San Jose	CA	95129 United States	1/17/2025
Michele Miller	San Francisco	CA	94128 United States	1/17/2025
Elia RAMIREZ LOPEZ	Fremont	CA	94555 United States	1/17/2025
Haleigh Mercks			United States	1/17/2025
Dennis Tiu	Daly City	CA	94015 United States	1/17/2025
Cheryl Dickson	Pacifica	CA	94044 United States	1/18/2025
John dazols	San Jose	CA	95125 United States	1/18/2025
Maddison Tuleja	Vallejo	CA	94590 United States	1/18/2025
alexa perez	Dodge City	KS	67801 United States	1/18/2025
Ally Treadway	Palo Alto	CA	94306 United States	1/18/2025
Jaime Martinez	redwood city	CA	94063 United States	1/18/2025
Francisco marroquin	Alameda	CA	94501 United States	1/18/2025
Valerie Osagie	Union City	CA	94587 United States	1/19/2025
Susel Villalta	San Bruno	CA	94066 United States	1/19/2025
Michelle P	Redwood City	CA	94063 United States	1/19/2025
Kate Ague	Palo Alto	CA	94301 United States	1/20/2025
madhuri bukkapatnam	San Jose	CA	95122 United States	1/20/2025
Kit Collins	Mill Valley	CA	94941 United States	1/20/2025
Robert Montelongo	Redwood City	CA	94061 United States	1/20/2025
R Li	San Mateo	CA	94401 United States	1/21/2025
Lidia Quechotl	Redwood City	CA	94061 United States	1/21/2025
Lucia Wilson	Litchfield Park	AZ	85340 United States	1/21/2025
Dianne Alvarado	San Francisco	CA	94124 United States	1/21/2025
Denisse Lee	Mountain View	CA	94043 United States	1/22/2025
Sanjana Thangavelu	Palo Alto	CA	94306 United States	1/22/2025
Corissaa Contreras	San Francisco	CA	94142 United States	1/22/2025

Diana Vigus	Richmond	CA	94804 United States	1/23/2025
Christy Roettger	Cupertino	CA	95014 United States	1/23/2025
Tom Sargis	Redwood City	CA	94061 United States	1/23/2025
Sandy P	Sunnyvale	CA	94089 United States	1/23/2025
Jonathan Buhr			United States	1/24/2025
Shondra Lloyd	Pacifica	CA	94044 United States	1/24/2025
Madeline Andres	Pacifica	CA	94044 United States	1/24/2025
Rebecca Grace	Los Gatos	CA	95033 United States	1/24/2025
Tim Van Raaphorst	Pacifica	CA	94044 United States	1/24/2025
Cindy Hall	Novato	CA	94947 United States	1/24/2025
Jaime Morganti	Pacifica	CA	94044 United States	1/24/2025
Sarah Allen	Mountain View	CA	94043 United States	1/24/2025
Sonya Nelson	Pacifica	CA	94044 United States	1/24/2025
Aranca Casal	Half Moon Bay	CA	94019 United States	1/24/2025
Anne Adams	Half Moon Bay	CA	94019 United States	1/24/2025
Emma Evenari	Half Moon Bay	CA	94019 United States	1/24/2025
Ellen Rolleri	Half Moon Bay	CA	94019 United States	1/25/2025
Denise Kelly	Half Moon Bay	CA	94019 United States	1/25/2025
Susan Gembalczyk	Half Moon Bay	CA	94019 United States	1/25/2025
rainer gembalczyk	Half Moon Bay	CA	94019 United States	1/25/2025
Brad Mencarelli	Half Moon Bay	CA	94019 United States	1/25/2025
Shalin Shah	Half Moon Bay	CA	94019 United States	1/25/2025
Chip Goldstein	Half Moon Bay	CA	94019 United States	1/25/2025
Anthony DuBose	San Mateo	CA	94401 United States	1/25/2025
nona lanter	Half Moon Bay	CA	94019 United States	1/25/2025
Andrew Michael	Half Moon Bay	CA	94019 United States	1/25/2025
Donna Becker	Montara	CA	94037 United States	1/25/2025
Marge Healy	Half Moon Bay	CA	94019 United States	1/25/2025
Teresa Vazquez	Ellensburg	WA	98926 United States	1/25/2025
Marilyn Schabot	Half Moon Bay	CA	94019 United States	1/25/2025
Tricia Dell	Half Moon Bay	CA	94019 United States	1/25/2025
Chris Nelson	Pacifica	CA	94044 United States	1/25/2025
Cheryl Howerton	Half Moon Bay	CA	94019 United States	1/25/2025
Linda McCourt	Half Moon Bay	CA	94019 United States	1/25/2025
Ariel Gonzalez	Berkeley	CA	94703 United States	1/26/2025
Jeanie Schmidt	Half Moon Bay	CA	94019 United States	1/26/2025
Nataliah Legrande Cuarenta	San Jose	CA	95127 United States	1/26/2025
Kapser Zhang	Pleasanton	CA	94588 United States	1/26/2025
Cynthia Li	Sunnyvale	CA	94087 United States	1/27/2025
Izabela Lahey	Aptos	CA	95003 United States	1/27/2025
Maggie Menigoz	Pacifica	CA	94044 United States	1/27/2025
Lisa Oliver	Hillsborough	CA	94010 United States	1/27/2025
Allyce Bess	Half Moon Bay	CA	94019 United States	1/27/2025
Belle Gorham	Half Moon Bay	CA	94019 United States	1/27/2025

Cinzia Muzzi	Half Moon Bay	CA	94019 United States	1/27/2025
Heidi Mills	Half Moon Bay	CA	94019 United States	1/27/2025
Ariel Moseley	El Granada	CA	94018 United States	1/27/2025
Zoe Kersteen-Tucker	Montara	CA	94037 United States	1/27/2025
Brian Lee	Half Moon Bay	CA	94019 United States	1/27/2025
Lukas Slusher	Half Moon Bay	CA	94587 United States	1/27/2025
Kristen Kearns	Half Moon Bay, CA	CA	94019 United States	1/27/2025
Martha Tingle	Half Moon Bay	CA	94019 United States	1/27/2025
Sophie Slusher	Half Moon Bay	CA	94019 United States	1/27/2025
Jennifer Quinn	Half Moon Bay	CA	94019 United States	1/27/2025
Annette Angeles-Hagarty	San Jose	CA	95134 United States	1/27/2025
JULIE MCHENRY	San Mateo	CA	94404 United States	1/27/2025
Sally Benson	Half Moon Bay	CA	94019 United States	1/27/2025
Jeffery Crofton	Half Moon Bay	CA	94019 United States	1/27/2025
Lynette Curthoys	San Francisco	CA	94129 United States	1/27/2025
Stephen Horne	El Granada	CA	94018 United States	1/27/2025
Karsten Lansing	Half Moon Bay	CA	94019 United States	1/27/2025
Moshe Heyn	Half Moon Bay	CA	94530 United States	1/27/2025
Joey Vetrone	Newburgh	NY	12550 United States	1/27/2025
Musa Mohiuddin	Great Neck	NY	11020 United States	1/27/2025
Julie Cargile	Half Moon Bay	CA	94109 United States	1/27/2025
Anne Marie Peterson	Half Moon Bay	CA	94019 United States	1/27/2025
Nicole David	Half Moon Bay	CA	94019 United States	1/27/2025
Pamela Dorr	Half Moon Bay	CA	94019 United States	1/27/2025
Suzanne DeSelover-Sallie	San Mateo	CA	94403 United States	1/27/2025
christopher sallie	San Mateo	CA	94403 United States	1/27/2025
Roberto Vetrone	Half moon bay	CA	94029 United States	1/28/2025
Samuel A	Half Moon Bay	CA	94019 United States	1/28/2025
Erica Oliva	San Mateo	CA	94019 United States	1/28/2025
Sarai Villegas	Half Moon Bay	CA	94019 United States	1/28/2025
Adriana Juarez	Half Moon Bay	CA	94019 United States	1/28/2025
Sandra Serrano-Huerta	Half Moon Bay	CA	94019 United States	1/28/2025
Fausto Villegas	Half Moon Bay	CA	94109 United States	1/28/2025
Marlene Hurrea	Fremont	CA	94539 United States	1/28/2025
Fabiola Villegas	Half Moon Bay	CA	94019 United States	1/28/2025
Ward Nelson	El Granada	CA	94018 Switzerland	1/28/2025
Jill Brookner	Miami	FL	33143 United States	1/28/2025
Joel Delgado	San Francisco	CA	94110 United States	1/28/2025
Chrisoula Markoulakis	Half Moon Bay	CA	94019 United States	1/28/2025
Alassandra Hnatt	Moss beach	CA	94038 United States	1/28/2025
Evan Marschall	Half moon bay	CA	94019 United States	1/28/2025
Jessica Madieros	Half Moon Bay	CA	94019 United States	1/28/2025
Aron Schuhmann	Half Moon Bay	CA	94019 United States	1/28/2025
Matthew Kammerer	San Francisco	CA	94102 United States	1/28/2025

Wyatt Fields	El granada	CA	94018 United States	1/28/2025
Tami Whelen	Half Moon Bay	CA	94019 United States	1/28/2025
Jesse Arellano	Half Moon Bay	CA	94019 United States	1/28/2025
Janet Barker	Oakland	CA	94621 United States	1/28/2025
Mariela Juarez	Hayward	CA	94542 United States	1/28/2025
Pamela Squyres	El Granada	CA	94018 United States	1/28/2025
Kevin Balentine	Half Moon Bay	CA	94019 United States	1/28/2025
Eugenia Campos	Half Moon Bay	CA	94019 United States	1/28/2025
Kit Kitamura	El Granada	CA	94018 United States	1/28/2025
Jay Davis	Half Moon Bay	CA	94019 United States	1/28/2025
Therese Kirkendall	Half Moon Bay	CA	94019 United States	1/29/2025
Joshua Swan	Half Moon Bay	CA	94019 United States	1/29/2025
Joy Malonzo	San Mateo	CA	94403 United States	1/29/2025
Barbara Williams	El Granada	CA	94018 United States	1/29/2025
Christine St. Charles	San Mateo	CA	94403 United States	1/29/2025
Diane Concannon	Montara	CA	94037 United States	1/29/2025
Sharmaine Madriaga	Sacramento	CA	95835 United States	1/29/2025
Ariana A	San Francisco	CA	94112 United States	1/29/2025
Lee Ellis	Half Moon Bay	CA	94019 United States	1/29/2025
Johnathan Bali	Half Moon Bay	CA	94019 United States	1/29/2025
Felix JimÃ©nez	Half Moon Bay	CA	94019 United States	1/29/2025
Shane Whiting	Half Moon Bay	CA	94019 United States	1/29/2025
Courtney Pazin	San Francisco	CA	94519 United States	1/29/2025
M Voss	Half Moon Bay	CA	94019 United States	1/29/2025
Clifford VOSS	Half Moon Bay	CA	94019 United States	1/29/2025
Priscilla Klass	San Mateo	CA	94403 United States	1/29/2025
James Moran	San Mateo	CA	94401 United States	1/30/2025
Jennifer Anderson	San Francisco	CA	94127 United States	1/30/2025
George Tucker	Moss Beach	CA	94038 United States	1/30/2025
Megan Cadwallader	Asheville	NC	28806 United States	1/30/2025
Michael Klass	San Mateo	CA	94019 United States	1/30/2025
Olivia VanDamme	San Francisco	CA	94132 United States	1/30/2025
Jonne Van Meer	San Mateo	CA	94401 United States	1/30/2025
Marci ODonnell	Half Moon Bay	CA	94019 United States	1/30/2025
Erica Krein	Roseville	CA	95747 United States	1/31/2025
Cynthia Reed			Austria	1/31/2025
Nicole Robinson	Pacifica	CA	94044 United States	1/31/2025
MaryEm Wallace	Half Moon Bay	CA	94019 United States	1/31/2025
Melanie Bruner	Half Moon Bay	CA	94019 United States	2/1/2025
Robert Frank	San Francisco	CA	94110 United States	2/1/2025
Vanessa Ipsen	San Carlos	CA	94070 United States	2/1/2025
Michael Larson	El Granada	CA	94018 United States	2/2/2025
Rae Abileah	Washington	DC	20008 United States	2/2/2025
R.J. Peterson	Half Moon Bay	CA	94019 United States	2/3/2025

Daphne Snyder	Half Moon Bay	CA	94019 United States	2/4/2025
Arielle Bunnell	Pacifica	CA	94044 United States	2/5/2025
leon reid	el granada	CA	94018 United States	2/5/2025
christopher goodwin	Half moon bay	CA	94019 United States	2/5/2025
Kevin D	San Jose	CA	95112 United States	2/5/2025
Karen Breslin	San Mateo	CA	94401 United States	2/7/2025
Stefanie Pappalardo	Half Moon Bay	CA	94019 United States	2/7/2025
Susie Rose Tempesta	El Granada	CA	94018 United States	2/7/2025
Madelyn Cobb	Menlo Park	CA	94025 United States	2/18/2025
Ehab Salama	Daly City	CA	94015 United States	2/18/2025
Marcia Bever	Palo Alto	CA	94301 United States	2/25/2025
Nancy Davenport	Menlo Park	CA	United States	2/28/2025
Anne Nakao	Belmont	CA	94002 United States	2/28/2025
Dave Chelsea-Seifert	Foster City	CA	94404 United States	2/28/2025
Anne Gregory	Palo Alto	CA	94303 United States	3/7/2025
mark jackson	Milpitas	CA	95035 United States	3/7/2025
Valerie Robinson	Redwood City	CA	94061 United States	3/7/2025
Miguel Morales	San Francisco	CA	94116 United States	3/7/2025
Teresa Awtrey	San Jose	CA	95129 United States	3/7/2025
Lori Jasper	Mountain View	CA	94040 United States	3/14/2025
Nicole Cordova	Half Moon Bay	CA	94038 United States	3/19/2025
Marcela Cordova	Oakland	CA	94601 United States	3/19/2025
michelle waters	Santa Clara	CA	95053 United States	3/28/2025
Namsah Kargbo	San Jose	CA	95117 United States	3/28/2025
Matthew Rydzik	San Jose	CA	95117 United States	4/4/2025
Maya Bareket	Campbell	CA	95008 United States	4/11/2025
Judith Borcz	Redwood City	CA	94062 United States	4/11/2025
Karen Bowe	Portola Valley	CA	94028 United States	4/12/2025

From: [Travis, Galen@Coastal](mailto:Travis.Galen@Coastal)
To: [Cooper, Isobel@Coastal](mailto:Cooper,Isobel@Coastal)
Subject: FW: Public Comment on May 2025 Agenda Item Thursday 11a - Appeal No. A-2-HMB-25-0003 (Hyatt Hotel, Half Moon Bay)
Date: Thursday, April 24, 2025 4:06:14 PM

-----Original Message-----

From: Michael Adler <michael@adler-family.com>
Sent: Thursday, April 24, 2025 2:09 PM
To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>
Subject: Public Comment on May 2025 Agenda Item Thursday 11a - Appeal No. A-2-HMB-25-0003 (Hyatt Hotel, Half Moon Bay)

Dear Coastal Commissioners,

I am writing to you in dual roles, that of a nearly quarter-century resident of Half Moon Bay and that of a representative of the Coastal Repertory Theatre.

As a resident we made a conscious choice to move to HMB wholly centered around quality of life. Our natural environment, the rural nature of our community, coastal adjacency, and amenities are critical to why we came and why we stay. I am neither pro or anti growth but rather focused on quality and consistency. I have followed this project for probably six of the approximate nine years the sponsor has been pursuing it. I've seen the sponsor take heed to comments and suggestions from both "official" sources such as planning staff, planning commissioners, city council members, as well as those from the broader community. The project that was ultimately approved by the Half Moon Bay City Council is the reflection of a highly collaborative and responsive process. It is a project that I wholeheartedly believe is an asset to those living in and visiting Half Moon Bay.

The appellant contends that the hotel is too large for the site, it degrades views of the eastern hills, and is out of character with Half Moon Bay. The massing of the buildings has been painstakingly reduced, modified, and adjusted on this site. It should be noted and underscored that there is a nearly 2.5 acre buffer between the structures and highway one, a buffer that is substantially dedicated to open space, bike path, interpretive walking path, and wetlands. Contrasting the Hyatt Hotel site to the structures and massing on the east side of highway one north of the site, I would argue the hotel would be the jewel in the crown of that section of highway one. There was substantive discussion and investigation of the views of the eastern hills, including but not limited to as driven past, walking-biking-pushing a stroller on the Naomi Partridge Trail, from Smith Field, etc. There is naturally subjectivity as to perception of impact. That said the preponderance of public testimony as well as that of commissioners and council members found it to be negligible and mitigated. As to out of character with Half Moon Bay, I find the structure, the materials, the textures, and massing, to be wholly comparable and compatible with what we aspire Half Moon Bay to be. I use aspire purposefully because if your baseline of comparison is the adjacent fire station and fire training center or the "up the block" senior center and housing project, the Hyatt Hotel outshines them all.

I am a former board member, board chair, and current emeritus board member of Coastal Repertory Theatre. The theatre is located immediately across Main Street from the hotel. We are incredibly excited by the prospect of this development. Our end of Main Street has been the proverbial back-water of the Main Street Corridor. We believe the Hyatt Hotel will serve to extent and expand the vibrant retail/restaurant/business of the critical Main Street corridor, positively activate the streetscape, improve infrastructure, improve safety, provide much needed jobs and taxes, and be an unparalleled synergistic partner to the Theatre.

In conclusion, wearing either of the hats I note above, I implore you to reject this appeal.

Sincerely,

Michael W. Adler

Cooper, Isobel@Coastal

From: Travis, Galen@Coastal
Sent: Monday, April 28, 2025 11:38 AM
To: Cooper, Isobel@Coastal
Subject: FW: Public Comment on May 2025 Agenda Item Thursday 11a - Appeal No. A-2-HMB-25-0003 (Hyatt Hotel, Half Moon Bay)

-----Original Message-----

From: Paulette Eisen <paulette.eisen@gmail.com>
Sent: Saturday, April 26, 2025 10:59 PM
To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>
Subject: Public Comment on May 2025 Agenda Item Thursday 11a - Appeal No. A-2-HMB-25-0003 (Hyatt Hotel, Half Moon Bay)

Dear Commissioners,

After initially being against this project when it was first presented to the Planning Commission in Half Moon Bay, I now fully support it. Mr. Jamieson continued to make changes to the project over many years after listening to the objections of the planning commissioners and other townspeople and now has a structure that will enhance the south entrance to Half Moon Bay and provide the coast with more mid price range accommodations in downtown Half Moon Bay. Most of the downtown businesses have come out in support of this project.

Given Half Moon Bay's financial woes, this hotel would bring in much needed revenue to the city. Our beautiful coast will always bring in more people and this would be a great place for them to stay, given it's walkable access to downtown as well as our beaches.

Paulette Eisen
Sent from my iPad

From: [Travis, Galen@Coastal](mailto:Travis.Galen@Coastal)
To: Cooper, Isobel@Coastal
Subject: FW: Appeal No. A-2-HMB-25-0003 (Hyatt Hotel, Half Moon Bay) - SUPPORT THE PROJECT
Date: Monday, April 28, 2025 11:37:58 AM

From: Jim Mercurio <jim@jcmevents.us>
Sent: Sunday, April 27, 2025 4:51 PM
To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>
Cc: Jim Mercurio <jim@jcmevents.us>
Subject: Appeal No. A-2-HMB-25-0003 (Hyatt Hotel, Half Moon Bay) - SUPPORT THE PROJECT

April 27, 2025

To Whom It May Concern:

I'd like to provide some comments in support of the planned development of the new Hyatt Hotel in HMB, CA.

First, a new hotel of this size and caliber is PERFECT for this region. It not only provides additional options and amenities that will undoubtedly serve locals and their families, but especially those of us that travel to HMB on a regular basis. Oftentimes, my family and I would like to stay a few more days in town, but we cannot endure the exuberant prices of the Ritz yet would appreciate something a little more upscale than the current options available in HMB. We believe this project does just that.

Second, my understanding is that HMB has been running at a deficit for several years. Imagine had this project been approved years ago how helpful it would have been to help solve some of those impacts.

Lastly, I feel it's important that we comment on the tactics used by the person who filed this appeal to try and derail the project. The HMB City Council vigorously investigated each of the concerns raised in several public hearings and gave an ample amount of attention and opportunity to everyone, on all sides of this issue. They were thoughtful, thorough and collaborative in addressing these concerns in a very comprehensive manner.

It's one thing to stand on principle, it's another thing when one tries to use or create flimsy arguments to support one's cause. On its face, to most reasonable people, whose perspectives and non-bias interpretations are sound and measured, the arguments submitted in the appeal are simply overstated.

I've pulled these from the staff report:

Appellant's Argument for Appeal after the City of HMB's City Council Approved the Project

“The Appellant primarily contends that the City-approved project is too large for the site and the area, would degrade views of the City’s eastern hills and ridgelines as seen from an LCP-

designated Highway 1 scenic corridor (as well as degrading the scenic corridor itself), and would be larger than and out of character with nearby development, all of which the Appellant argues is inconsistent with LCP provisions that require preservation of the City's scenic resources."

My Rebuttal:

It's simply not true. The project may have been too big at one point in time. However, the Applicant and the City of HMB's planning commission, City Staff and Council did a terrific job in providing feedback and direction that ultimately led to the reduction in its scope. The "impacted views" are fleeting at best; and for maybe 5 - 8 seconds. That is, if you're a passenger in the vehicle that's moving at the posted speed limit.

Appellant's Argument for Appeal after the City of HMB's City Council Approved the Project

"The Appellant also contends that the project does not adequately address traffic impacts, should not be seen as a visitor-serving benefit (because there are already adequate similar such facilities in the City), and that it inappropriately defers evaluation of potential future residential development on the 4 lot subdivision area."

My Rebuttal:

Again, it's simply not true. The City staff and engineers provided several options for which these concerns were to be addressed. The applicant appropriately responded as required. As for not considering this new project as a visitor -serving benefit (and that HMB already has enough) is preposterous. Here's just a handful of them:

- Creates two acres of Open Space of the five-acre site (40% of the site)
 - Installs Bike & Walking Paths, Park Benches and Interpretive Signage
 - Provides new public access & views to the west over the Wavecrest area
 - Rehabilitates Native Plant Species
 - Protects Seasonal Wetlands
- Installing sidewalks and a crosswalk on Main Street
 - Safer travels crossing Main Street
 - Safer travels to the Signaled light at Hwy 1 - the Southern Gateway to the city.
 - Provide safer access to the coastal trails
- Enhances the Southern Gateway as you enter the City of HMB
 - Highlighted by Open Space with bike paths, walking paths and the rehabilitation of native plant species

In closing, I understand and appreciate the importance of "process", including the appeal process. However, it's time to move forward with this project so that the public can enjoy the coast and all it has to offer. Remember, the coast is supposed to be for everyone (especially visitors), not just for the appellant and those that live in HMB to keep it all for themselves.

Sincerely,

Jim Mercurio

From: [Travis, Galen@Coastal](mailto:Travis.Galen@Coastal)
To: Cooper, Isobel@Coastal
Subject: FW: Public Comment on May 2025 Agenda Item Thursday 11a - Appeal No. A-2-HMB-25-0003 (Hyatt Hotel, Half Moon Bay)
Date: Monday, April 28, 2025 1:42:24 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

From: Larry Gandelman <Larry.Gandelman@porterllc.com>
Sent: Monday, April 28, 2025 11:42 AM
To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>
Subject: Public Comment on May 2025 Agenda Item Thursday 11a - Appeal No. A-2-HMB-25-0003 (Hyatt Hotel, Half Moon Bay)

Dear Coastal Commissioners-

My name is Lawrence Gandelman and I was a resident of Half Moon Bay for over 35 years. For 15 of those years I lived at 740 Arroyo Leon Drive which is a 5-minute walk south on Main Street to the Project Site. I have attended either in person or virtually HMB Planning Commission Meetings for over 9+ years. I have known the Applicant and his Family for almost 30 years. They have supported Half Moon Bay and the community tirelessly during that time. Through their Ford Dealership they have been a great corporate citizen and steadfast employer.

The Applicant has “redesigned” this project to accommodate the requests of many in the community and has worked diligently with HMB’s Planning Staff to ensure that a “high quality” project would be delivered. Below is a “recap” of many of the benefits that the development and completion of this project would provide to many stakeholders that love Half Moon Bay (as I do):

Here are some of the benefits the hotel will provide for our community:

- The location of this hotel downtown greatly benefits our local shops, restaurants, and businesses
- Creates good local jobs for our residents
- Creating two acres of Open Space of the five-acre site (40% of the site)
 - Installing Bike Paths, Walking Paths, Park Benches and Interpretive Signage
 - Providing new public access with views to the west over the Wavecrest area
 - Rehabilitating Native Plant Species
 - Protecting Seasonal Wetlands
- Installing sidewalks and a cross walk on Main Street
 - Safer travels crossing Main Street

- Safer travels to the Signaled light at Hwy 1 (the Southern Gateway to the city)
 - Providing safer access to the coastal trails
- Enhancing our Southern Gateway as you enter the city
 - Highlighted by Open Space with bike paths, walking paths and the rehabilitation of native plant species
- Anchoring the south end of Main Street
 - Creating collective support between the hotel and the adjacent Coastal Repertory Theatre
- Economic Benefits
 - Providing Transient Occupancy Tax (TOT) paid to the City an estimated \$800,000 to \$1,000,000 per year
 - Providing hotel rooms and meeting space downtown
- Supporting the Community with a well-planned development
 - It has been nine years since the Applicant first made application for the proposed development. Many design changes have occurred during this period through the multiple city meetings and public input. The result is a better and more beautifully designed development.

There will **always** be those that reject change, growth and improvements for their own reasons and motivations. It is time to “finally” move beyond these roadblocks and support the advancement of this project which will enhance the southern gateway to HMB, add jobs and support the many independent business owners who have invested in making Main Street a special place for residents and visitors alike. I trust you will deny this Appeal so the project can be built.

Thank you for your consideration...

Sincerely,

Lawrence M. Gandelman



LAWRENCE M. GANDELMAN
VICE PRESIDENT – PROJECT MANAGEMENT
PORTER CONSULTING LLC

☎ 415.516.0202

✉ larry.gandelman@porterllc.com

📍 149 Parkshore Dr, Folsom, Ca 95630

Cooper, Isobel@Coastal

From: Travis, Galen@Coastal
Sent: Wednesday, April 30, 2025 10:04 AM
To: Cooper, Isobel@Coastal
Subject: FW: Public Comment on May 2025 Agenda Item Thursday 11a - Appeal No. A-2-HMB-25-0003 (Hyatt Hotel, Half Moon Bay)

-----Original Message-----

From: Jami Gleeson <jami.gleeson@gmail.com>
Sent: Wednesday, April 30, 2025 8:57 AM
To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>
Subject: Public Comment on May 2025 Agenda Item Thursday 11a - Appeal No. A-2-HMB-25-0003 (Hyatt Hotel, Half Moon Bay)

To whom it may concern,

I am in favor of the project on Half Moon Bay hotel development. The community is in much need of this project. I have been visiting Half Moon Bay for decades and always have difficulty finding a hotel that is reasonably priced. My family enjoys Half Moon Bay.

Thank you,

Jami Gleeson

Sent from my iPhone

Cooper, Isobel@Coastal

From: Travis, Galen@Coastal
Sent: Wednesday, April 30, 2025 4:01 PM
To: Cooper, Isobel@Coastal
Subject: FW: Appeal No. A-2-HMB-25-003 (Hyatt Hotel) Substantial Issue Determination

-----Original Message-----

From: Mimi and David Pasternak <marbeach@coastside.net>
Sent: Wednesday, April 30, 2025 11:37 AM
To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>
Subject: Appeal No. A-2-HMB-25-003 (Hyatt Hotel) Substantial Issue Determination

Members of The Commission:

As a longtime San Mateo Coastside resident, who supports both an expanding, vibrant local economy and preservation of our beautiful environment, I urge you to find a “substantial issue” in connection with this proposed development’s adherence to the requirement’s of Half Moon Bay’s L.C.P.

After reviewing voluminous documentation and conducting multiple, often long, public hearings, the Half Moon Bay’s Planning Commission concluded that the proposed construction plan could not and should not be approved. That decision, focused on visual obstruction, though there was recognition in public testimony and the Staff’s deliberation of the elephant in the room: hope for economic gain from construction.

The City Council’s decision in granting appeal from its Planning Commission’s determination was far quicker, with a decision rendered promptly after public comment and rather brief deliberation. Focus was on view obstruction, with what your Staff acknowledges to have been a “notoriously fairly subjective” approach. (page 2 of Report). However, the perceived revenue from Hotel taxes was again highlighted, notwithstanding evidence to the contrary.

Your Staff appears to accept that notion of “subjectivity” in assessing the significance of visual impacts in considering this Appeal. (page 19 of Report). The Report goes on to admit that, in this case, the visual factor “somewhat does and somewhat does not weigh in favor of finding a substantial issue.” What, then, is that factor?

Please do not rely solely on either the City Council’s “evidence” or interpretation of that evidence by the Council or your Staff in considering that issue. The latter refers to Applicant’s fotos that “appear to show large swaths of the upland slopes and ridgeline obstructed.” In fact, they do depict the view or lack thereof, not an appearance. Please exercise your own independent judgement.

Your Staff denies any intention of accepting a “lighter” version of LCP consistency in making its recommendation. In fact, that is exactly what they urge you to do. Instead, please stay true to our mission of supporting and enforcing LUP's Policy 9-3 to “preserve and enhance the unique visual qualities that contribute to Half Moon Bay’s coastal and small town character, including its expansive views”, by finding a substantial issue.

Respectfully,

David Pasternak

May 1, 2025

California Coastal Commission
c/o Oceana Hotel
Princeton, CA

Agenda Item 11a, New Appeals – Appeal No. A-2-HMB-25-0003

My name is Naomi Patridge, 487 Laurel Ave., Half Moon Bay and I am in favor of the Half Moon Bay Hotel Development on Main St.

Half Moon Bay has been designated as a visitor serving city by the California Coastal Commission. For the city to provide facilities for our visitors, the city needs to provide and develop accommodations. This project will provide much needed hotel rooms and meeting space downtown. It will also provide revenue through the city's Transient Occupancy Tax (TOT) in an estimated \$800,000 to \$1,000,000 per year. The hotel will provide local jobs for our residents.

The location of the hotel downtown will benefit our local shops, restaurants, and businesses. It will anchor the south end of Main St. It will enhance our southern gateway as you enter the city. The two-acre open space provided by the project will be highlighted with bike paths, walking paths and the rehabilitation of native plant species. There will be interpretive signage and the protection of seasonal wetlands.

There has been design changes during the nine years of the proposed development through multiple city meetings and public input. The result is a better designed development.

I urge the Commission to approve the project. Thank you

From: NorthCentralCoast@Coastal
To: Cooper, Isobel@Coastal
Subject: FW: Public Comment on May 8, 2025 Agenda Item: No A-2HMB-25-0003 (Hyatt Hotel, Half Moon Bay)
Date: Friday, May 2, 2025 2:56:02 PM

From: Brian Holt <brianwholt@gmail.com>
Sent: Friday, May 2, 2025 2:33 PM
To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>
Subject: Public Comment on May 8, 2025 Agenda Item: No A-2HMB-25-0003 (Hyatt Hotel, Half Moon Bay)

Dear Commissioners -

I am writing to ask that you deny the appeal of the Hyatt Hotel (Agenda Item: No A-2HMB-25-0003) in Half Moon Bay, CA. I am a 15 year resident of Half Moon Bay who has served on the General Plan/Local Coastal Plan Advisory Committee, Park and Recreation Committee, Planning Commission, and Economic Recovery Initiative Committee for the City of Half Moon Bay. I had the pleasure of serving on the Planning Commission during initial rounds of review of the Hyatt Hotel.

The project applicant has been exceedingly responsive to input on the project scope and design. They worked collaboratively with staff and incorporated input from the Planning Commission and Architectural Advisory Committee to achieve a design that minimizes visual impacts of the project to the maximum extent feasible while providing a design that is consistent with the communities agricultural heritage. The project site is designated for commercial development and activation of the southern end of Main Street has been a community goal for many decades.

Permitting development within lands designated for development in the General Plan and Local Coastal Plan is critical towards providing economic development, providing for affordable coastal access and accommodations, and ensuring those lands designated for open space, agriculture, and resource protection are protected from unwanted development proposals. Sensible development on lands planned for development helps prevent sprawl and unwanted development elsewhere.

The site is currently a fallow field at the gateway to the community of Half Moon Bay. The site is planned and zoned for commercial and visitor serving development. The project would be a visual improvement to the community. The project would provide affordable accommodations that support coastal access. The minor intrusions to the skyline are

fleeting and consistent with development elsewhere throughout the community. This project would not change the overall visual character of the surrounding area of the community and the narrow, prescriptive interpretation of the LCP visual policies would be in conflict with the overall intent of the LCP.

Thank you for your ongoing work to protect the California coast and protect access while supporting development consistent with those goals.

Brian Holt

brianwholt@gmail.com

From: NorthCentralCoast@Coastal
To: Cooper, Isobel@Coastal
Subject: FW: Hyatt in Half Moon Bay
Date: Friday, May 2, 2025 2:55:52 PM

From: Charise McHugh <charisehmchugh@gmail.com>
Sent: Friday, May 2, 2025 2:18 PM
To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>
Subject: Hyatt in Half Moon Bay

Dear Sirs/ Madams

We are in support of the Hyatt hotel in Half Moon Bay. We live south of town and this is easy access for us. We are looking forward to another restaurant/bar to patronize. The architecture is in keeping with Half Moon Bay; is low impact, and very aesthetic. We support this project. Please approve it.

Sincerely yours,



Charise Hale McHugh and John D. McHugh II

Sent from my iPhone

From: NorthCentralCoast@Coastal
To: Cooper, Isobel@Coastal
Subject: FW: The proposed Hyatt Hotel - Main St.
Date: Friday, May 2, 2025 2:56:07 PM

-----Original Message-----

From: audrey joyce <audreyjoyce06@comcast.net>
Sent: Friday, May 2, 2025 2:38 PM
To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>
Subject: The proposed Hyatt Hotel - Main St.

The Hyatt planned hotel on Main Street and Highway 1 will be unsightly. It is hard to see HMB develop in this way. The area will bring more traffic through town. Downtown in already an accident waiting to happen as trucks are allowed to park sticking out into the driving lane, cars, motorcycles and trucks barrel through and all around is little parking and putting the Hyatt in the planned area will destroy the residential look of this part of main. The hotel will be across from residents where children play and that could be another accident waiting to happen. The appearance of the area, hills, ocean view, etc. will be destroyed.

I'm sorry to see the new buildings in town which do not fit in into the design of a quaint downtown. I suspect soon the entire atmosphere that was once so delightful will become overly developed. Too bad the council doesn't spend more time trying to beautify the downtown. The Hyatt will not make HMB beautiful.

From: [Travis, Galen@Coastal](mailto:Travis.Galen@Coastal)
To: Cooper, Isobel@Coastal
Subject: FW: Public Comment on May 2025 Agenda Item Thursday 11a - Appeal No. A-2-HMB-25-0003 (Hyatt Hotel, Half Moon Bay)
Date: Monday, May 5, 2025 10:19:59 AM

-----Original Message-----

From: Suzanne Bergin <suzybergin@gmail.com>

Sent: Friday, May 2, 2025 9:16 PM

To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Subject: Public Comment on May 2025 Agenda Item Thursday 11a - Appeal No. A-2-HMB-25-0003 (Hyatt Hotel, Half Moon Bay)

(Correction to Comment)

Regarding the Hyatt Hotel,

The applicant has taken a considerable amount of time to restructure the property plans within the parameters set forth by the planning and coastal commissions.

The property owner created a beautiful and all encompassing plan for the community and travelers alike. It's time to deny the Appeal.

The Hotel has the potential to revitalize the area, and revive the businesses within the community.

Deny the Appeal and Move Forward for Half Moon Bay.

Thank you,
Suzy Bergin
Sent from my iPhone

From: NorthCentralCoast@Coastal
To: Cooper, Isobel@Coastal
Subject: FW: Appeal Number A-2-HMB-25-0003 (Hyatt Hotel, Half Moon Bay) Th11a
Date: Friday, May 2, 2025 4:59:01 PM

From: Alec Hogg <alec.hogg.jr@gmail.com>
Sent: Friday, May 2, 2025 4:48 PM
To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>; Cooper, Isobel@Coastal <isobel.cooper@coastal.ca.gov>
Subject: Appeal Number A-2-HMB-25-0003 (Hyatt Hotel, Half Moon Bay) Th11a

Dear Commission Members,

My wife and I have been residents of Half Moon Bay for 33 years, currently living in Miramar and previously on Oak Avenue in Half Moon Bay. Over the years, we have watched the coastside change in many ways. It is wonderful that it is still a highly regarded community that is blessed with much natural beauty.

I am here today, to request that the Commission rejects the Staff recommendation and finds a Substantial Issue with this project and that the Commission take jurisdiction over the underlying CDP application for the proposed hotel project to insure that the eventual development conforms with the Coastal Act and LCP.

If the Coastal Commission resolves to find no substantial issue, the decision will encourage developers to ignore past and future Coastal Commission decisions, as opposed to encouraging them to work to honor the LCP. The LCP was developed over many years to ensure that local development complies with the Coastal Act. It should be followed.

Additionally, such a resolution will encourage developers to question LCP's developed in other communities, and the Coastal Act itself.

Approval of this project will encourage:

- developers to use decisions like this to push for more development that disregards the LCP in this community and resets the basis for what is defined as a town's character and ambience.
- city councils of other municipalities to ignore the thorough and resource intensive efforts of their Planning Commissions and make decisions based purely on their own economic and financial standards as opposed to the standards defined in the Coastal Act and resultant Local Coastal Programs.
- developers to lobby the Coastal Commission to ignore the efforts of local parties to ensure that development conforms with both the spirit of the Coastal Act and the development standards defined in their LCPs.

Why do I make these assertions?

- The proposed building would be one of the largest buildings in the city. The buildings, because they are connected, extend between 350 and 400 feet across the property. The gap between the buildings, though only one story, does not provide sufficient space to provide a view of the hills behind town when driving past on Highway 1. Therefore, the project is not visually compatible with the character of surrounding areas. Also, if it is among the largest buildings in the town, it is de facto changing the 'character of the surrounding area' by establishing a new normal for buildings..
- The City Planning Commission rejected this project. The Planning Commission determined the project did not conform with the LCP. The developer decided to disregard this finding and ask a higher authority, the City Council, to approve the project despite the fact that the project does not conform with the standards set in multiple elements in Section 9 of the LCP.
- Additionally, in their recommendation suggesting that this project does not raise significant LCP conformance issues, the CCC Staff used a Fire Tower as a comparison and metric for developing their recommendation. It implied that because the Fire Tower is four stories, that this project's height is not egregious. There are two problems with this.
 - First, it represents an erosion of standards. The Fire Tower is substantially less of an obstruction to views since it is narrower and set much farther back from Highway 1.
 - Secondly, the Coastal Commission stated that the Fire Tower approval would not become a precedent for future projects. The Coastal Commission Staff is using the Fire Tower as a justification for recommending the Hyatt project. This undermines the Coastal Commission's credibility for establishing standards and maintaining those standards. If the Fire Tower was approved on an exception basis, it should not be used to justify new and even more egregious exceptions.
- This building will undoubtedly block views of the hills behind Half Moon Bay for a very long distance. As such, it will direct travelers' attention to the building itself as an indicator of the town's spirit and feel. Because the building is so large, it will communicate that the town is a municipality of large sprawling buildings. The community has gone to considerable effort to make sure that this is not the case. A good portion of Half Moon Bay's charm and attraction is based on avoiding such projects and buildings. Other developers have gone to considerable effort in recent years to build new structures that are representative of the town's character and spirit. Approval of this project, in its current form, would initiate many more projects to abandon those standards. The developer of this project could build a project that is less obtrusive and complies with the design standards that other projects were required to follow.

In conclusion, as stated at the beginning, I request the Commission to take jurisdiction of this project to insure that this hotel project. Once built in its proposed form, it will never be removed and will always obstruct the viewshed. If built as currently defined, it would establish a new baseline for ever bigger projects. The projects should be modified to conform with the LCP and Coastal Act. The LCP is an established code to follow. Let's follow the rules we established in the LCP of 2020 and avoid the practice of ignoring rules and regulations carefully formed over previous years and decades.

Thank you for your work on the Commission, your time and your consideration of my input.

Sincerely,

Alec Hogg

From: NorthCentralCoast@Coastal
To: Cooper, Isobel@Coastal
Subject: FW: NO to the Hyatt!!!!
Date: Friday, May 2, 2025 1:15:11 PM
Importance: High

From: Alison Grant <alisongrant@gmail.com>
Sent: Friday, May 2, 2025 1:10 PM
To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>
Subject: NO to the Hyatt!!!!
Importance: High

Dear Sir/Madam,

PLEASE see the value to the current residents and larger community of denying the Hyatt access to build a property at the southern edge of our scenic and lovely town. This project will permanently alter the visual beauty of the coastline and its adjacent foothills and sets a precedence for future developments to do further damage. This part of California is one of the most naturally beautiful stretches of coastline on the planet. Please help us keep it this way.

Furthermore, it is my understanding that this development also lacks compliance with local regulations. How could you allow it on just those terms regardless of the visually negative and PERMANENT impact?

Please vote "no" and stand up to big business!!!!

Respectfully,
Alison Grant
Half Moon Bay

From: NorthCentralCoast@Coastal
To: Cooper, Isobel@Coastal
Subject: FW: Public Comment on May 2025 Agenda Item Thursday 11a - Appeal No. A-2-HMB-25-0003 (Hyatt Hotel, Half Moon Bay)
Date: Friday, May 2, 2025 1:46:26 PM

From: dru devlin <hulahart@icloud.com>
Sent: Friday, May 2, 2025 1:28 PM
To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>
Subject: Public Comment on May 2025 Agenda Item Thursday 11a - Appeal No. A-2-HMB-25-0003 (Hyatt Hotel, Half Moon Bay)

Dear Commissioners,

RE: Comment on Appeal Number A-2-HMB-25-0003 (Hyatt Hotel, Half Moon Bay) agenda item Th11a

I am writing to express my opposition to the proposed Hyatt Hotel in Half Moon Bay due to its significant visual impact. I've lived on the coast for over 35 years and have watched the area grow in population, tourism, and development. We are at real risk of losing the small-town charm and open vistas that define our community—qualities that draw people here in the first place.

The planned buildings would block or diminish the clear sightlines to the inland hills and ridgelines—views that are part of what makes this area so special. These view corridors are not just scenic; they define the visual character of our town and should be preserved for the public benefit. The presence of a large hotel so close to Highway 1 would intrude upon this natural experience, replacing open vistas with a commercial development that feels out of scale and out of place.

In addition, I am concerned that this project does not fully comply with local land use policies designed to protect these views and maintain the rural, coastal identity of Half Moon Bay. Allowing it to proceed as proposed would send the wrong message about how seriously we value and enforce our planning guidelines.

Finally, approving this hotel would set a troubling precedent. If we permit one project to compromise key visual corridors and stretch local regulations,

it becomes much harder to say no to future developments with similar impacts. That could change the fabric of this community forever.

I urge you to exercise your discretion in defense of the coast and the values the Commission was created to uphold. Please deny the Hyatt application.

Thank you for your time and attention.

Sincerely,

Dru Devlin
77 Ventura St.
Half Moon Bay, CA 94019
(650) 823-8415

--

From: NorthCentralCoast@Coastal
To: Cooper, Isobel@Coastal
Subject: FW: Comment on Appeal Number A-2-HMB-25-0003 (Hyatt Hotel, Half Moon Bay), agenda item Th11a
Date: Friday, May 2, 2025 5:00:25 PM

-----Original Message-----

From: Dan Haggerty <midcoastdan@gmail.com>
Sent: Friday, May 2, 2025 5:00 PM
To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>
Subject: Comment on Appeal Number A-2-HMB-25-0003 (Hyatt Hotel, Half Moon Bay), agenda item Th11a

Hello,

Please accept my comments below on the subject item.

This proposed Hyatt Hotel is just too large for the scenic area of Half Moon Bay. It will block the significant cherished and protected views of the hills and more. The massive size will out scale anything else in the area. It would be a intense visual hit that will deteriorate our small town character that exists today, and set a precedent that I would not like to see allowed.

Furthermore, the size and style of what is proposed would not tell visitors they are entering a historic seaside community. Better, the plan should be broken up into well done smaller separate buildings that would blend with the character of the community much better.

Please do not allow this project to move forward.

Thank you,

Dan Haggerty
El Granada
Former member of the Midcoast Community Council for 13 years

**Hazel Joanes
Half Moon Bay, CA**

May 2, 2025

California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

RE: Comment on Appeal No. A-2-HMB-25-0003 (Hyatt Hotel Project)

Honorable Commissioners,

I have followed the progression of this proposed project for several years, particularly during my tenure on the City of Half Moon Bay Planning Commission. As a former Planning Commissioner, I initially recognized the potential benefits of this project to the City. However, after listening to the City Staff presentation and public feedback, I decided to vote against the project.

The basis for my denial was as follows:

- City Staff were unable to provide satisfactory answers regarding the project's compliance with the Implementation Plan (IP) Section 18.08.015.
- The City is not applying C-G zoning standards to the hotel property as required by the existing Implementation Plan (Chapter 18.08) and the Floor Area Ratio requirements noted in Chapter 2 of the Local Coastal Land Use Plan.
- The City confirmed that the FEIR included erroneous responses that need correction.
- The City is operating without an updated IP, resulting in inconsistent application of the City's Visual Resources Policies.
- Table A-2 of the City's LCLUP clearly states the need to update the Visual Resources Zoning Ordinance. Without an updated IP and zoning ordinance, City staff lack guidance or set "guardrails" to assist them in determining visual impacts. Consequently, City staff are allowed to use their own subjective personal perspective to interpret policy.

I urge the Commission to determine that the City's decision on the project raises a substantial issue of LCP conformity, warranting the Commission's jurisdiction over the CDP application 'de novo' (i.e., a complete review of the project for LCP and Coastal Act consistency) for such development.

Sincerely,

Hazel Joanes

From: NorthCentralCoast@Coastal
To: Cooper, Isobel@Coastal
Subject: FW: Comment on Appeal Number A-2-HMB-25-0003 (Hyatt Hotel, Half Moon Bay), agenda item Th11a
Date: Friday, May 2, 2025 2:56:48 PM

From: Kevin Lansing <kevin.j.lansing@gmail.com>
Sent: Friday, May 2, 2025 2:22 PM
To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>
Subject: Comment on Appeal Number A-2-HMB-25-0003 (Hyatt Hotel, Half Moon Bay), agenda item Th11a

Members of California Coastal Commission:

As a former Chair of the Half Moon Bay Planning Commission, I support the arguments put forth in the appeal and I urge you to make a finding that the proposed Hyatt Hotel project raises a substantial issue of compliance with the Half Moon Bay Local Coastal Program (LCP) and the associated Implementation Plan (IP).

Page 14 of the staff report states (underline added):

"...[T]he LCP's public view protections that apply to the proposed development site are a mix of broadly applicable requirements in terms of views more generally, but also more specific requirements applicable to views of inland slopes and ridgelines. In terms of the latter, the IP is quite specific that these views must be protected, are not allowed to be obstructed, and allowable development must be located where least visible from the public view (see IP Section 18.37.030(B))."

Page 16 of the staff reports states (underline added):

"...[T]he LCP requires that public views of the eastern hillsides and ridgelines be protected and are not allowed to be obstructed, and only allows development that is located where it is least visible in such views (see IP Section 18.37.030(B)). These LCP provisions would suggest that LCP consistent development can't be sited and designed in a way that blocks such existing public views..."

Based on the staff's own analysis, the only proper finding is that the project raises a substantial issue of compliance with the Half Moon Bay LCP.

Sincerely,
Kevin J. Lansing
Half Moon Bay

From: NorthCentralCoast@Coastal
To: Cooper, Isobel@Coastal
Subject: FW: Comment on Appeal Number A-2-HMB-25-0003 (Hyatt Hotel, Half Moon Bay), agenda item Th11a
Date: Friday, May 2, 2025 2:56:56 PM

From: jeff corbett <jeffcorbett1960@gmail.com>
Sent: Friday, May 2, 2025 2:45 PM
To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>
Subject: Re: Comment on Appeal Number A-2-HMB-25-0003 (Hyatt Hotel, Half Moon Bay), agenda item Th11a

Apologies I accidentally hit the 'Send' button on the previous email before submitting.

Jeff Corbett

30 homeowner 366 Metzgar Street

also representing my daughter whose family is also a homeowner in the neighborhood.

On Fri, May 2, 2025 at 2:41 PM jeff corbett <jeffcorbett1960@gmail.com> wrote:

Dear Coastal Commission,

This letter is intended to express the collective voice of residents living in Half Moon Bay south of Highway 92 in opposition to construction of the proposed Hyatt Hotel. Specifically it is well known within the community that the proposed project not only significantly impacts protected views of the adjacent hills to the East but importantly would have a large negative impact on the rural character of the area. Although the arguments have been made multiple times, to reiterate the negative impacts include (1) traffic burden - a. peak evening and weekend traffic loads, 'cut-through' incursions down Seymour Street, Second Street, Poplar, Filmore, Alsace-Lorraine district, etc, (2) random automotive and foot traffic as conference and hotel persons migrate into local neighborhoods seeking bluff-top and beach access (3) additional noise component associated with point '2', (4) loss of privacy associated with point '2'. Of importance perhaps even overriding points 1-4 is that of safety (A) highway access and egress, (B) non-locals 'cruising' automobiles through neighborhoods where adults stroll and children play, and, significantly (C) foot traffic from the proposed hotel complex infiltrating the neighborhood generating noise, jeopardizing safety (incidents WILL happen) and increased odds of theft and vandalism.

All of these points will have negative impacts on the adjacent and broader community

both South of town and to the North. As with many development projects is it simply not fair for the monetary gain of a small number of investors be gleaned at the expense of entire communities.

Thank you for your time and attention,

From: [Travis, Galen@Coastal](mailto:Travis.Galen@Coastal)
To: Cooper, Isobel@Coastal
Subject: FW: Comment for Appeal Number A-2-HMB-25-0003 (Hyatt Hotel Project)
Date: Friday, May 2, 2025 10:27:22 AM

From: Margaret Gossett <marg.gossett@gmail.com>
Sent: Friday, May 2, 2025 5:49 AM
To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>
Subject: Comment for Appeal Number A-2-HMB-25-0003 (Hyatt Hotel Project)

Please accept this copy of my comment letter and delete the copy sent last night.

Margaret Gossett
Half Moon Bay, CA

May 1, 2025

California Coastal Commission
45 Fremont Street, Suite 2000
San Francisco, CA 94105

RE: Comment on Appeal No. A-2-HMB-25-0003 (Hyatt Hotel Project) – In Support of the Appellant

Although I serve as a Planning Commissioner of Half Moon Bay, I write as a concerned citizen and resident in support of the appellant in Appeal Number A-2-HMB-25-0003 concerning the proposed Hyatt Hotel development at the southern gateway to our community along the Pacific Coast Highway. I urge the Commission to determine that a *substantial issue* exists and to take jurisdiction for a full *de novo* review of the proposed Hyatt Hotel project.

This large-scale development at the southern gateway of Half Moon Bay raises serious concerns about Local Coastal Program (LCP) consistency. The staff report concludes otherwise, but a closer look at the five evaluative factors makes clear that substantial issues are present:

1. Lack of Factual and Legal Support

The City’s approval relies on limited visual simulations and a generalized interpretation

of the “Town Center” concept. It ignores key LCP policies protecting scenic views from Highway 1 and fails to provide an objective visual analysis. This is not sufficient legal or factual support under the LCP.

2. Scale and Scope of the Project

The hotel’s size, massing, and location on a highly visible site make it a transformative project for the area. This is not minor or routine development—it represents a major change to a key coastal entry point and warrants Commission review.

3. Impact on Coastal Resources

The project will block significant views of coastal hillsides and ridgelines, which the LCP clearly designates as protected visual resources. Dismissing these impacts as “subjective” undermines the LCP’s intent and sets a dangerous precedent for future erosion of scenic protections.

4. Adverse Precedent

Allowing this project to move forward without full review opens the door to weaker interpretations of visual and visitor-serving policies. Each project may be unique, but this one would unmistakably set a precedent for more intensive coastal development without proper scrutiny.

5. Statewide Coastal Access Concerns

The project provides no meaningful low-cost visitor-serving accommodations and offers no credible economic analysis to justify the claim that TOT revenue offsets the access impacts. This directly contradicts Coastal Act goals for equitable coastal access.

Conclusion

This project is inconsistent with the LCP and undermines core Coastal Act principles. It has broad implications for Half Moon Bay’s coastline and for future coastal development statewide. I urge the Commission to find that a substantial issue exists and to conduct a full *de novo* review.

Thank you for your attention and your stewardship of California’s coast.

Sincerely,

Margaret Gossett

From: NorthCentralCoast@Coastal
To: Cooper, Isobel@Coastal
Subject: FW: Comment on Appeal Number A-2-HMB-25-0003 (Hyatt Hotel, Half Moon Bay), agenda item Th11a
Date: Friday, May 2, 2025 1:17:53 PM

From: Michael Grant <michaelwgrant@gmail.com>
Sent: Friday, May 2, 2025 1:15 PM
To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>
Subject: Comment on Appeal Number A-2-HMB-25-0003 (Hyatt Hotel, Half Moon Bay), agenda item Th11a

Hi. We are long time downtown Half Moon Bay residents (over 25 years). One of main things that brought us to this unique and special place on the San Mateo coast was the environmental character of a community where land use was viewed and experienced as a privilege, not a right. So the communities commitment to maintaining the visual beauty of the gem that is the Coastside was a paramount reason for settling in this unique place and staying here as long as we have.

We're concerned about the Hyatt development and it's disruption of the very things that make our beautiful HMB what it is. This hotel not only breaks the visual access to the coastal hillsides but also is deeply out of character for the architecture and open space we experience every day. We believe in the coastal commission and its mission. And having grown up in Southern California, both my wife and I have seen what unregulated growth can do to what was the beautiful coastal hills of the Irvine Ranch. We don't want to see that happen in HMB, nor do we want to see the precedent this type of development will set for the future.

Please accept our plea to deny this hotel development and avoid spoiling the unique beauty of the HMB coastal views and experience.

Thank you,
-Michael and Alison Grant
25 year HMB residents

From: NorthCentralCoast@Coastal
To: Cooper, Isobel@Coastal
Subject: FW: Please deny the proposed Hyatt Hotel for Half Moon Bay
Date: Friday, May 2, 2025 1:46:46 PM

From: Michael Kimsey <mlkimsey@gmail.com>
Sent: Friday, May 2, 2025 1:44 PM
To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>
Subject: Please deny the proposed Hyatt Hotel for Half Moon Bay

Dear Coastal Commission:

As a long time citizen of Half Moon Bay please accept my opinion that the proposed Hyatt hotel for Half Moon Bay, across from the fire station, will have a dramatically negative impact on the public's view of the mountains along the coast. Please keep these views open to the California public rather than allowing a hotel chain to increase its hotel exposure.

Thank you.

Michael Kimsey

Michael L. Kimsey
173 Correas Street
Half Moon Bay, CA 94019

E-mail MLKIMSEY@GMAIL.COM

Phone: 650-235-5789

Fax: 650-712-1672

From: NorthCentralCoast@Coastal
To: Cooper, Isobel@Coastal
Subject: FW: Comment on Appeal Number A-2-0003 (Hyatt Hotel HMB) agenda item Th11a
Date: Friday, May 2, 2025 3:00:41 PM

-----Original Message-----

From: tmleth@comcast.net <tmleth@comcast.net>

Sent: Friday, May 2, 2025 2:57 PM

To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>

Subject: Comment on Appeal Number A-2-0003 (Hyatt Hotel HMB) agenda item Th11a

Attn Coastal Commission :

Many residents of Half Moon Bay are concerned about the size and height of the proposed Hyatt Hotel as it would negatively affect the view of the coastal hills and ridge line.

The main beauty of this coastal town that attracts thousands of visitors each year as well as residents is the views of the ocean and the hills.

To protect these natural resources local regulations were passed many years ago and it is all our responsibility to ensure compliance with these laws. Breaking the rules so that the developer can maximize his profits would set a precedent and pave the way for future development in this charming town.

I urge you to vote no on this project.

Marita Leth

Sent from my iPhone

From: NorthCentralCoast@Coastal
To: Cooper, Isobel@Coastal
Subject: FW: Hyatt Hotel
Date: Friday, May 2, 2025 12:36:38 PM

From: Roberta Gelt <regmft@gmail.com>
Sent: Friday, May 2, 2025 12:24 PM
To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>
Subject: Hyatt Hotel

I am strongly opposed to the construction of the Hyatt Hotel at the south end of HMB!!!! First the plans include obstruction of the views of the beautiful hills in this area. Our coastside is known for its beauty and is one of the main reasons I have lived here for 45 years. This hotel will be very close to a hotel that is already there at Cameron Palmer's hotel. Do we need two hotels to welcome tourists to our town from the south? How tacky! It will ruin the south entry to Half Moon Bay. The town is slowly becoming another Monterey and run for tourists not locals.

There is also the matter that all the other hotels and motels and bed & breakfast inns as well as Airbnbs on the coast -and we have plenty- are only 55% vacancy during the year. We don't need another big hotel!!!!

Please deny the project.

Thanks

Roberta Gelt
431 Vermont Ave
Moss Beach Ca 94038
650-787-9368

"If you think you're too small to make a difference, try sleeping with a mosquito"
His holiness the Dalai Lama

From: NorthCentralCoast@Coastal
To: Cooper, Isobel@Coastal
Subject: FW: Hyatt Half Moon Bay
Date: Friday, May 2, 2025 2:55:56 PM

From: Sara Nebeling <sara@fn-eng.com>
Sent: Friday, May 2, 2025 2:23 PM
To: NorthCentralCoast@Coastal <NorthCentralCoast@coastal.ca.gov>
Subject: Hyatt Half Moon Bay

Regarding the proposed Hyatt in HMB, this project would block view corridors to the hills! We need to preserve what few view corridors we have left. There has been a lack of compliance with local regulations and the precedent this sets for future projects around here could be devastating. Please, reject this project. We have plenty of Hotels here that are not at capacity!

--

Sara and Marcus Nebeling

Email: sara@fn-eng.com

Appeal of Hyatt Hotel, Half Moon Bay. May 8, 2025

Coastal Commissioners All:

A primary goal and function of the CCC is visitor serving access to the coast. This project will enhance that. Further, it will help the other visitor serving businesses in Half Moon Bay, all of which need the critical mass of visiting patrons to survive in an ever-changing economic environment.

But, to the essence of the appeal, which speaks to the impact on the view of the upland hills, this project has been repeatedly and effectively reduced in size and height, relocated for minimal viewshed impacts, and adjusted to meet the many City and environmental requirements and recommendations imposed. Over eight years, these plan modifications have been done in good faith and with positive effect.

Our LCLUP does not prohibit impacts on the upland hill viewshed but rather it says project proposals must "minimize the intrusion". This the applicant has done. The remaining small impact is at most a fleeting view past the fire station, fire tower, theater, residential buildings and Main Street trees, toward the distant hills.

If the upland hill viewshed is inviolate, the City should have said so some years ago and the LCLUP should state that mandate as an absolute. This appeal reflects the extreme application of the upland hill viewshed sentence, which is inappropriate. Those briefly interrupted view corridors are of no significance to the actual experience of driving on Highway One in HMB.

I urge the Commission to deny this appeal and permit the construction of this fully appropriate project that minimizes impacts as feasible and provides significant open space on said property, while providing visitor serving facilities..

Thank you for your attention to my comments.

Sincerely,



Chad Hooker

423 San Benito Street

Half Moon Bay, CA 94019

chadhooker48@gmail.com