

September 8, 2020

California Coastal Commission  
Attn: Erik Martinez  
455 Market Street, Suite 300  
San Francisco, CA 94105

Dear Mr. Martinez,

**SUBJECT:** Request for Certification of Amendments to San Mateo County's Local Coastal Program Implementation Plan.  
Cypress Point PUD; APN: 037-022-070

This letter transmits to you, for the Coastal Commission's review of consistency with the California Coastal Act, a proposed rezoning of the subject parcel as well as new zoning regulations for said parcel. These actions constitute a proposed amendment to the Implementation Plan for the County's Local Coastal Program (LCP). The enclosed resolution and ordinance, adopted by the San Mateo County Board of Supervisors on July 21, 2020, contain the LCP amendments proposed by the applicant – MidPen Housing – and supported by the County.

Mid-Pen Housing Corporation, with the assistance of the San Mateo County Housing Department, is pursuing the approvals necessary to develop 71 affordable housing units on an approximately 11-acre parcel within Moss Beach that is currently designated for this purpose by the Local Coastal Program (LCP). The first step in the process is to make clarifying amendments to the County's LCP and the Zoning Regulations specific to this parcel of land to allow a smaller and less impactful project than the one previously envisioned for the site. Upon certification of these amendments, the applicant will be able to apply for a coastal development permit to construct the project.

The proposed amendments have been requested because the existing zoning (PUD-124/CD) authorizes a specific number of dwelling units with a specific layout and design. The current zoning on the project parcel was adopted in 1986 and allows 148 dwelling units (a density of 13.6 dwelling units per acre), with a mix of 96 market rate units and 52 affordable units. Approximately 54 percent of the parcel would remain as open space under this existing zoning. Because of the nature of the Planned Unit Development zoning regulations, only the specific site design of the adopted PUD can be built without a zoning amendment.

The proposed zoning amendment will reduce the total number of dwelling units from 148 to 71, resulting in a density of 6.5 dwelling units per acre, which is consistent with the



surrounding residential neighborhood. The proposed PUD clusters development within a 5.39-acre area near the center of the parcel and preserves the remainder of the site as open space. The proposed PUD site plan consist of 18 two- story buildings containing two to four units in each building, and a single building that will house a manager's office and community room. A portion of the remaining open space on the parcel will be utilized for a community garden; a children's play area; and a public walking trail.

The reduction in the number of units that may be constructed on the site also necessitates an amendment to the LCP Land Use Designation for the site, and associated LCP maps. Specifically, the proposed amendments will change the current LCP designation of Medium High Density Residential to Medium Density Residential. In addition, the proposed amendments include a revision to LCP Policy 3.15(d) that increases the required percentage of affordable units that must be provided by a future development project. Currently, this policy requires that 35 percent of the dwelling units constructed at the project site be reserved for low and moderate income households (21 percent for low income households and 14 percent for moderate income households). This ratio was based on the 1986 PUD zoning for the site, which envisioned a mix of market rate and affordable units. The proposed amendment requires that 100 percent of the units (with the exception of the manager's unit) be affordable.

As discussed in the attached staff reports which were considered by both the County's Planning Commission and the Board of Supervisors, County Staff believes that the proposed density reductions to the existing Land Use Designation are consistent with the requirements of the California Coastal Act, particularly with the requirements of Chapter 3 of the Coastal Act.

Attached please find a copy of the County's adopted Ordinance creating the new PUD district for this parcel; a copy of the County Board of Supervisors' resolution directing submittal of the Ordinance to the Coastal Commission, which is the resolution effecting this proposed LCP amendment; and copies of the staff reports and recommended findings submitted to the Planning Commission and Board of Supervisors. Due to the size of the background documents submitted by MidPen Housing in support of their proposal, a link to those documents is provided here:

<https://planning.smcgov.org/cypress-point-affordable-housing-community-project>

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This transmittal constitutes our request for review of the proposed amendments to the Implementation Plan of the County's Local Coastal Program. Thank you very much for your consideration, and we look forward to working with you on this amendment. If you have any questions or require any additional information, please do not hesitate to contact me at [mschaller@smcgov.org](mailto:mschaller@smcgov.org).

Sincerely,

Michael Schaller  
Senior Planner

Attachments