

**CALIFORNIA COASTAL COMMISSION**

NORTH CENTRAL COAST DISTRICT  
455 MARKET STREET, SUITE 300  
SAN FRANCISCO, CA 94105  
PHONE: (415) 904-5260  
FAX: (415) 904-5400  
WEB: WWW.COASTAL.CA.GOV

**September 29, 2020**

Michael Schaller, Senior Planner  
County Government Center  
455 County Center, 2<sup>nd</sup> Floor  
Redwood City, CA 94603

**Subject: Request for Certification of Amendment to San Mateo County's Local Coastal Program– Cypress Point PUD (APN: 037-022-070)**

Dear Mr. Schaller:

We have received the County's proposed amendment to the certified Local Coastal Program (LCP) to modify the land use designation and zoning, as well as applicable land use plan policies and zoning regulations, for an 11-acre parcel in Moss Beach (referenced above) to provide for 71 affordable housing units. The proposed amendment would reduce the total number of allowed dwelling units on the subject site from 148 (mix of market rate and affordable units) to 71 (affordable units), resulting in a density of 6.5 dwelling units per acre. Please note that this request has been given the Commission tracking number of LCP Amendment LCP-2-SMC-20-0054-1.

The Coastal Act and the Commission's regulations require that proposed LCP amendment packages include "materials sufficient for a thorough and complete review" (Coastal Act Section 30510(b), California Code of Regulations (CCR) Sections 13552 and 13553) before an amendment submittal can be deemed submitted (also referred to as filed). After consideration of the material provided thus far, we need additional clarification, information and materials to further review this proposed amendment before we can consider the proposed LCP amendment filed and subsequently schedule the amendment for a Commission hearing. Please provide the following:

- 1. Implementation Plan Amendment.** Thank you for providing the submittal package for the above referenced Implementation Plan amendment necessary to develop 71 affordable housing units on an approximately 11-acre parcel within Moss Beach. The transmittal cover letter states that proposed amendment is only to the Implementation Plan of the County's LCP, however, the letter additionally states that the reduction in number of units also necessitates an amendment to the LCP Land Use Plan (LUP) Designation for the site and associated Land Use maps from Medium High Density Residential to Medium Density Residential. Further, the proposed amendments include a revision to LUP Policy 3.15(d) that increases the required percentage of affordable units that must be provided by a future development project from 35% to 100%. Please clarify if the proposed amendments are for both the certified Land Use Plan and the Implementation Plan. Additionally, please provide a new replacement Land Use Map and Zoning Map or

submit supplemental maps indicating that the previously adopted map is to be superseded by the supplement for the specific geographic area indicated.

2. **Signed Resolution.** Thank you for providing the transmittal cover letter. The letter states that the resolution and ordinance adopted by the San Mateo County Board of Supervisors on July 21, 2020 is included, but staff did not receive this. Please submit a final clean-copy of the adopted ordinance changes, signed and dated by all appropriate County officials, as well as a strike-through and underline version of the amendment.
3. **Public Participation.** Thank you for providing the summary of public participation which includes the list of hearing dates, copies of the public comments received and staff responses to public comments submitted. However, please also provide sample notice, and indicate where and when the notice was published and/or to whom it was mailed to. Additionally, thank you for providing the commission speaker list; however, per Section 13552(a), please provide the names and addresses of all hearing participants and commenters listed if available.
4. **Project needs.** Please include an analysis of how (if at all) the proposed zoning amendment is impacted by Senate Bill 330, the Housing Crisis Act of 2019.

We will hold the proposed LCP amendment for six months from today's date (i.e., until March 29, 2021) pending receipt of these materials. After all the above-listed materials have been received, the package will again be reviewed and will be filed complete if it contains materials sufficient for a thorough and complete review. Please note that there may be additional materials necessary for filing purposes depending upon the nature of the information provided pursuant to the above-listed materials. If all of the above-listed materials are not received within six months, LCP amendment LCP-2-SMC-20-0054-1 will be considered withdrawn and will be returned to you. This submittal deadline may be extended for good cause if such request is made prior to March 29, 2021.

We look forward to working with you on this amendment package. As always, please don't hesitate to contact me at [erik.martinez@coastal.ca.gov](mailto:erik.martinez@coastal.ca.gov) if you should have any questions regarding this matter.

Sincerely,

Erik Martinez  
Coastal Planner

Cc: MidPen Housing Corporation