

Board Meeting Date: July 21, 2020
Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: Steve Monowitz, Community Development Director

Subject: EXECUTIVE SUMMARY: Consideration of a Local Coastal Program (LCP) Amendment to rezone a vacant parcel at the corner of Carlos and Sierra Streets in Moss Beach from “PUD-124/CD” to “PUD-140/CD”. The amendment proposes to revise the site plan and reduce the density of the previously approved Planned Unit Development (PUD) from 148 dwelling units to 71 affordable dwelling units, and to revise LCP Policy 3.15(d) to require that all units be affordable.

County File Number: PLN 2018-00264

RECOMMENDATION:

That the Board of Supervisors adopt a resolution directing staff to submit the Local Coastal Program (LCP) Amendments for California Coastal Commission certification.

BACKGROUND:

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 designated for this purpose by the Local Coastal Program (LCP). The first step in the process, which is the subject of this report, is to make clarifying amendments to the County’s LCP to allow a smaller and less impactful project than the one previously envisioned for the site. Upon certification of these amendments, the applicant will apply for a coastal development permit to construct the project.

DISCUSSION:

The proposed amendments have been requested because Mid-Pen Housing desires to build a project that differs from that which is specified by the existing zoning (PUD-124/CD, Attachment D), which 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. The amendments propose to 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 Local Coastal Program (LCP) land use designation of Medium Density Residential that applies to adjacent parcels. 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 reduction in the number of units also necessitates amendments to the LCP Land Use Designation for the site, and associated LCP maps. Specifically, the amendments propose to 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 requires all units, other than the manager's unit, to be affordable. Currently, this policy requires that 35 percent of the dwelling units be reserved for low- and moderate- income households.

County Counsel has reviewed the report as to form.

FISCAL IMPACT:

No fiscal impact.

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