



BOARD OF SUPERVISORS

Board of Supervisors Chambers

400 County Center, Redwood City

ITEM # 7

Applicant/Owner : **MidPen Housing Corporation**

File Number: **PLN 2022-00220**

Location: **Corner of Carlos and Sierra Streets, Moss Beach**

APN: **037-022-070**

Project Description: **Consideration of a General Plan Land Use Map Amendment, Coastal Development Permit, Design Review Permit and a Grading Permit to construct the Cypress Point affordable housing community in the unincorporated Moss Beach area of San Mateo County. This project is not appealable to the California Coastal Commission.**



NOTES:
1. ALL LIGHTING TO BE DARK SKY, SHIELDED, AND DOWNWARD DIRECTED.
2. REFER TO SHEET L1.03 FOR PLANT LIST.





[VIEW 1] SIERRA STREET VIEW, TRANSPARENT LANDSCAPE



[VIEW 1] SIERRA STREET VIEW



[VIEW 2] LINCOLN STREET VIEW, TRANSPARENT LANDSCAPE



[VIEW 2] LINCOLN STREET VIEW

MATERIAL PALETTE



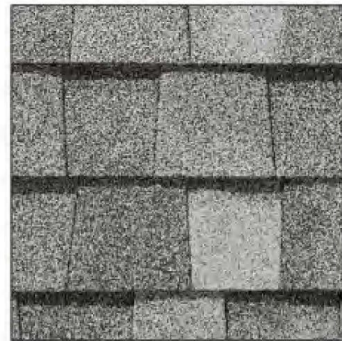
1 Horizontal Cement Board, 9" Exposure Widths, Smooth Painted Finish



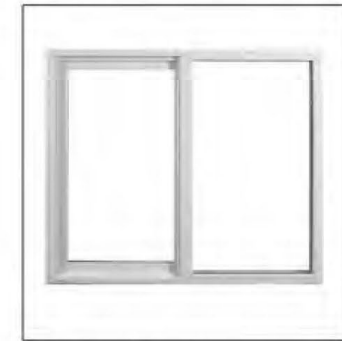
2 Horizontal Cement Board, 6" Exposure Widths, Smooth Painted Finish



3 Fiber Cement Board + Batten Siding, Variable Exposure Widths, Painted Finish



4 Certainteed Solaris Composite Shingle Roof, in Birchwood Color



5 Vinyl Windows, White Finish



6 Fiberglass Entry Door, Painted



7 Wall Mounted Exterior Light Fixture



8 Pole Mounted Exterior Lamp Fixture

COLOR PALETTE

HOUSING SIDING



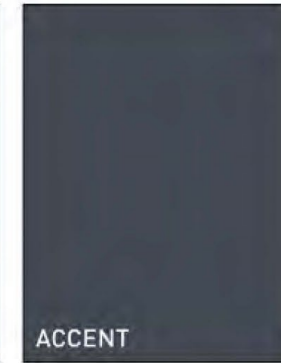
A COUNTRY TWEED SW 9519



B PAVILION BEIGE SW 7512



C WHIRLPOOL SW 9135



D SEA MARINER SW 9640

COMMUNITY BUILDING



E AESTHETIC WHITE SW 7035



AB 1449 STATUTORY EXEMPTION

- October 11, 2023 – AB1449 signed into law, became effective on January 1, 2024.
- Establishes exemption for: 1) the issuance of an entitlement by a public agency for an affordable housing project and 2) Rezoning, specific plan amendments, or general plan amendments required to allow the construction of an affordable housing project.



AB 1449 STATUTORY EXEMPTION

- A statutory exemption that is not subject to exceptions.
- If a lead agency determines that an activity is eligible, the lead agency must file a notice of exemption with the Office of Planning and Research and the County Clerk of the county.



REGULATORY COMPLIANCE

Policy 2.52 - *Traffic Mitigation for all Development in the Urban MidCoast*

Policy 2.53 - *Transportation Management Plan*

Policy 3.16 - *Phasing the Development of Designated Housing Sites*



REGULATORY COMPLIANCE

Policy 7.3 - *Protection of Sensitive Habitats*

Policy 8.5 - *Location of Development*



RECOMMENDATION

1. Adopt a resolution amending the San Mateo County General Plan Land Use Map to change the land use designation of APN 037-022-070 from Medium-High Density Residential to Medium Density Residential; and
2. Approve the Coastal Development Permit, Design Review Permit, and Grading Permit by making the required findings and adopting the conditions of approval contained in Attachment A of your memo.



BOARD OF SUPERVISORS

Board of Supervisors Chambers

400 County Center, Redwood City

ITEM # 7

Applicant/Owner : **MidPen Housing Corporation**

File Number: **PLN 2022-00220**

Location: **Corner of Carlos and Sierra Streets, Moss Beach**

APN: **037-022-070**

Project Description: **Consideration of a General Plan Land Use Map Amendment, Coastal Development Permit, Design Review Permit and a Grading Permit to construct the Cypress Point affordable housing community in the unincorporated Moss Beach area of San Mateo County. This project is not appealable to the California Coastal Commission.**

Overview Explore Screen Analyze

Context Layers

Add or remove extra layers from the map. Click on the i icon to the right of each layer to see a description and adjust opacity. Click on the ↻ icon to download the data from DataBasin and the ↗ icon to download the data from the California State Geoportal.

Click here to report any errors or issues.

Exemption Summary

Density of Exemptions [i]

Boundaries

Parcels [i]

Building Footprints [i]

Census Blocks [↻] [i]

City [↻] [i]

County [↻] [i]

Metropolitan Planning Organization [↻] [i]

Urbanized/Urban Areas

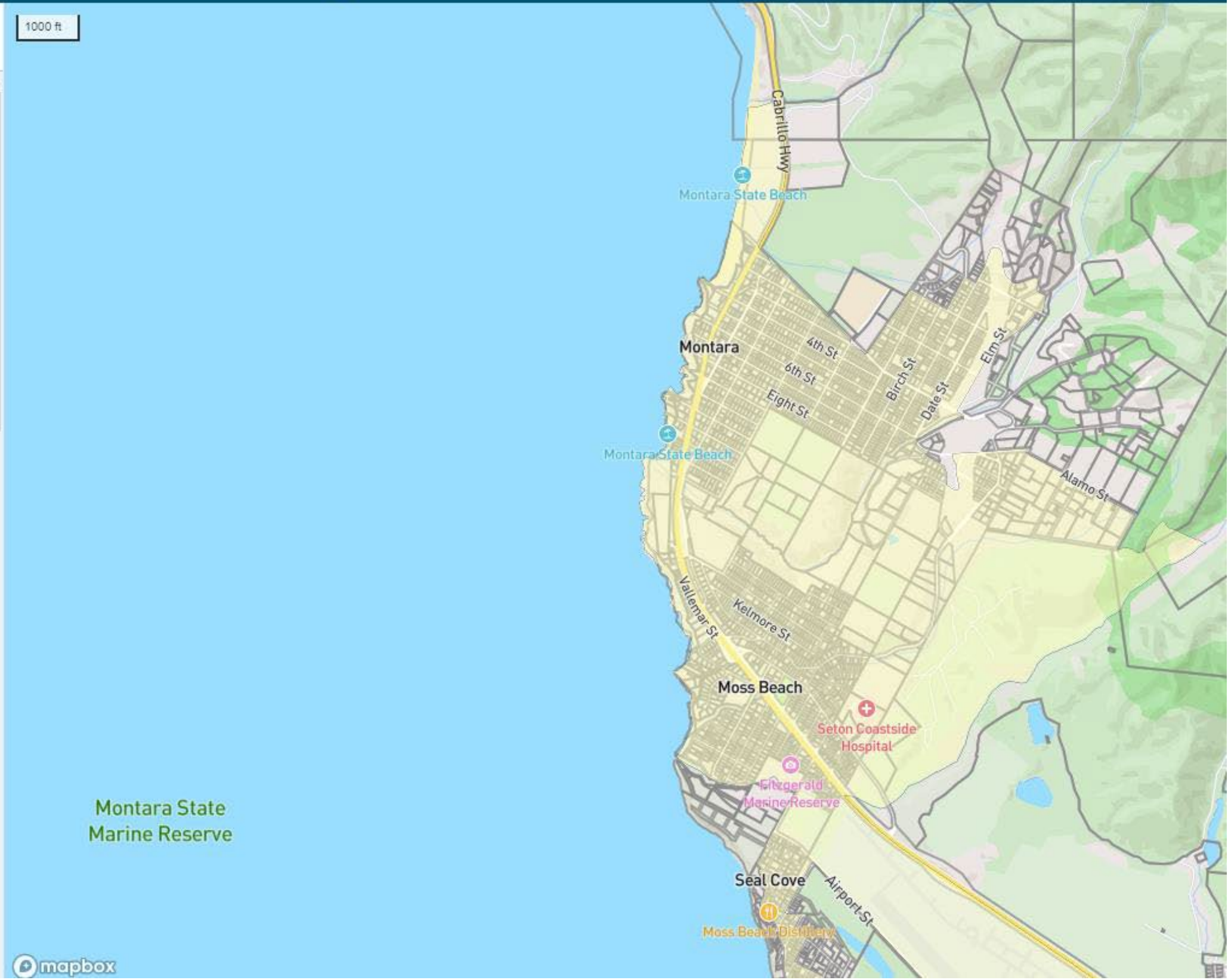
Urbanized Area or urban cluster under Census [↻] [i]

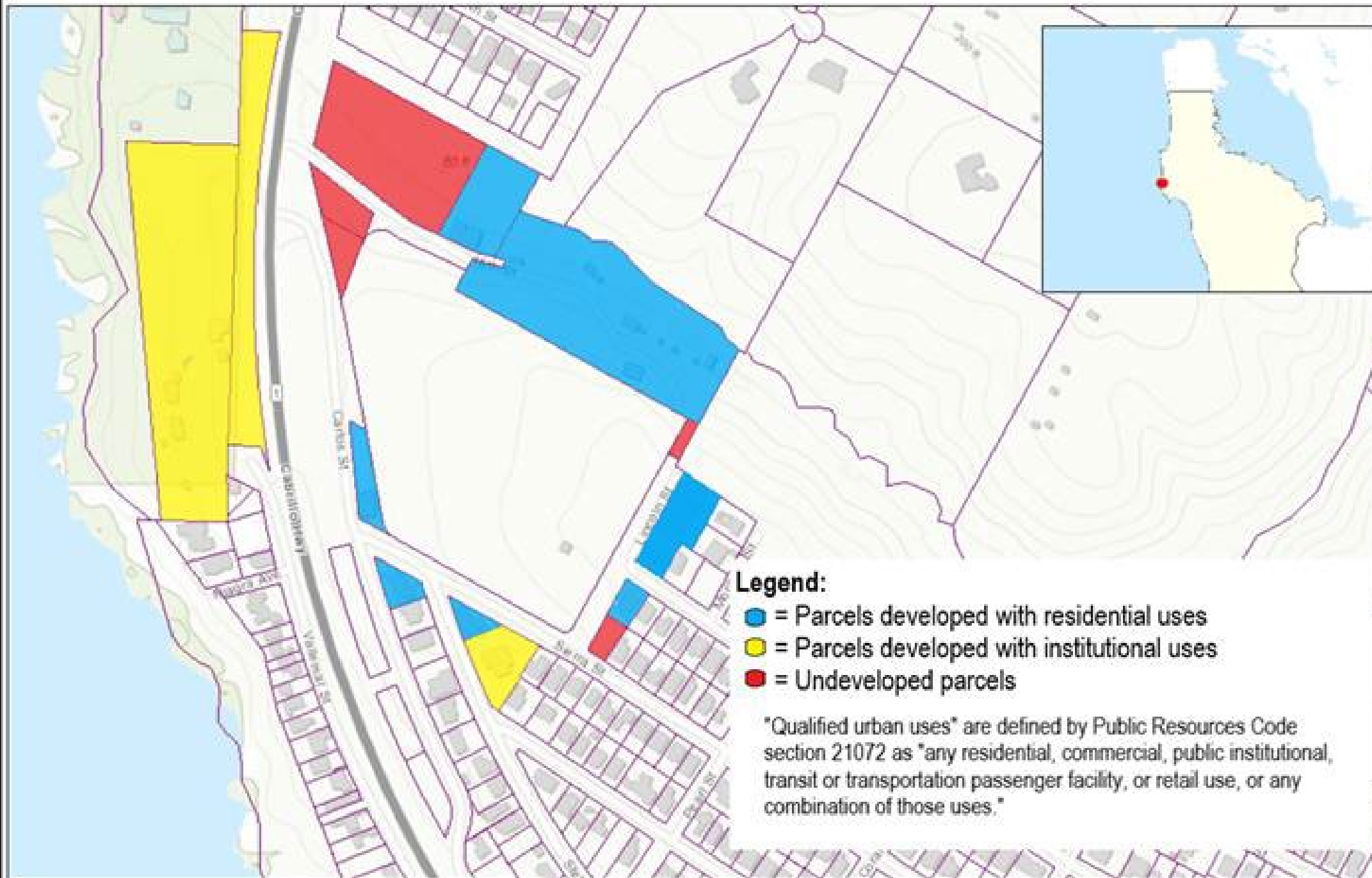
Urbanized Area under PRC 21071 [↻] [i]

Urban Area under PRC 21094.5 [↻] [i]

OPR Land Use Categories

1000 ft





Legend:

- = Parcels developed with residential uses
- = Parcels developed with institutional uses
- = Undeveloped parcels

Qualified urban uses are defined by Public Resources Code section 21072 as "any residential, commercial, public institutional, transit or transportation passenger facility, or retail use, or any combination of those uses."

0.16 0 0.08 0.16 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:5,013



This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION