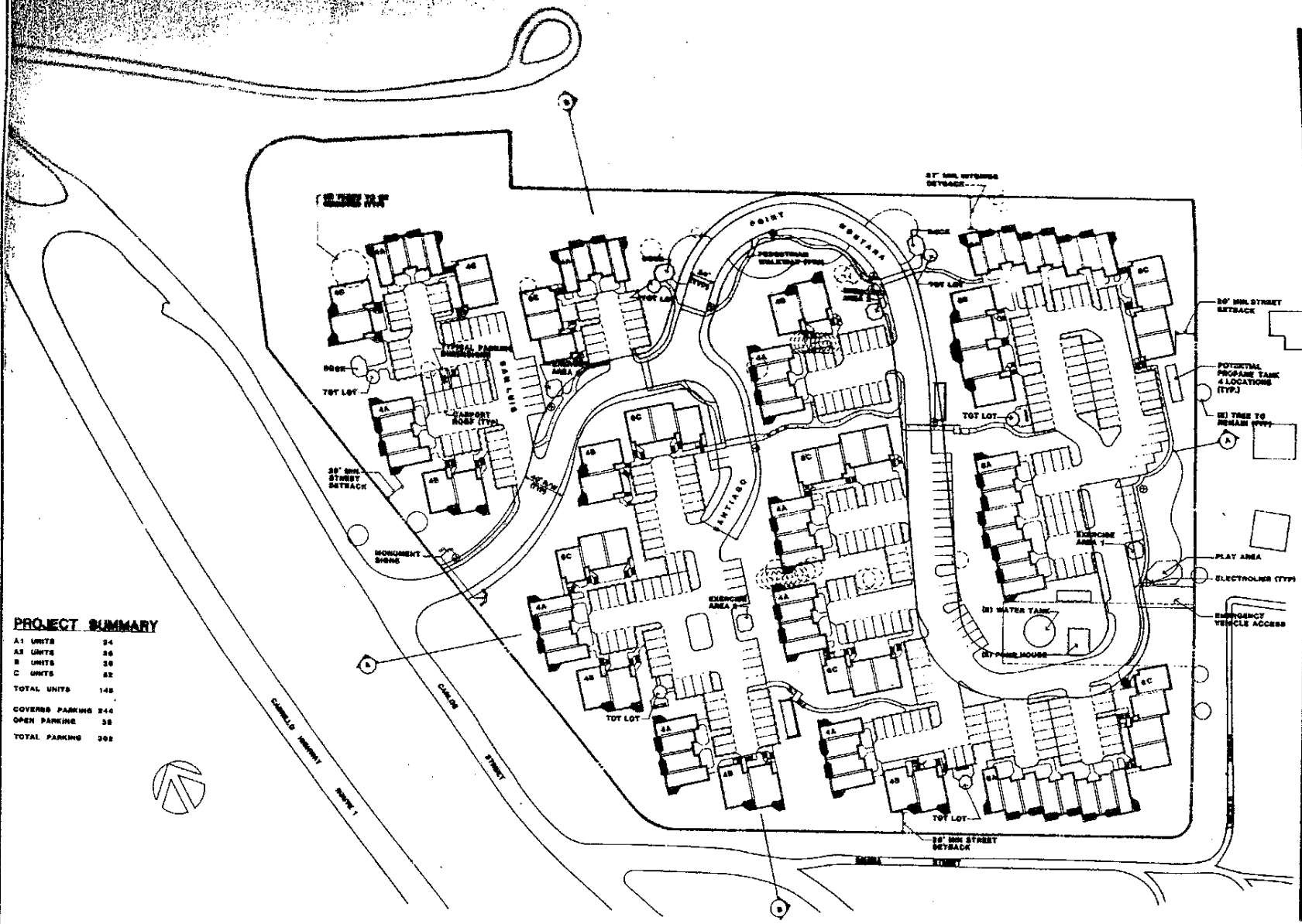


11/11/85

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REVISED



**PROJECT SUMMARY**

A1 UNITS	24
A2 UNITS	26
B UNITS	30
C UNITS	82
TOTAL UNITS	142
COVERED PARKING	244
OPEN PARKING	39
TOTAL PARKING	282

APPLICANT: Farallon Vista Association  
 LOCATION: Montara  
 REQUEST: CDP 85-22; SMJ 85-1; UP 85-14; ZR 85-1  
 PRESENT ZONE: R-1/S-17/DR & R-3-A/S-5  
 SAN MATEO COUNTY PLANNING COMMISSION MEETING OF - Sept. 25, 1985



The following regulations shall govern use and development of a portion of the property commonly known as Farallon Heights in Moss Beach; Assessor's Parcel Number 037-022-040:

1. Purpose

The following PUD-124 regulations shall govern the land use and development of Farallon Vista, a residential complex for affordable and market rate housing, sited on an 11.02 acre parcel located east of Carlos Street and north of Sierra Street in Moss Beach.

2. Development Plan

All development shall conform to the development plans for the property as approved by the Planning Commission on October 9, 1985, and by the Board of Supervisors on March 11, 1986, and on file in the Office of the County Planning Division. Determination of conformity with the plan shall be made by the County Planning Director.

3. Use

The following uses only shall be allowed:

- a. Residential development and related parking facilities for affordable and market rate housing as defined in Policies 3.19, 3.28 and 3.29 of the County Local Coastal Program.
- b. Recreational uses for residents of the housing complex, i.e., exercise course, play area, tot lots, barbecue areas, etc.

4. Density

The total number of dwelling units shall not exceed 148; 52 dwelling units shall be for affordable housing and 96 units shall be for market rate housing.

5. Height

No structure shall exceed two stories or an average height of 28 ft.

6. Lot Coverage and Open Space

Development coverage shall conform to the following standards:

Residential Units	16%
Carports	9%
Private Roads and Open Parking	21%
Common Open Space	<u>54%</u>
Total	100%

7. Parking

Off-street parking shall be provided as shown on the approved plan and shall not be less than two parking spaces per dwelling unit.

8. Landscaping

Areas shown for landscaping on the site plan shall be landscaped in accordance with plans approved by the Planning Director.

9. Design Review

All development shall be subject to design review, pursuant to Chapter 28.1 of the County Ordinance Code and Policy 8.13a of the County Local Coastal Program.

10. Alterations or Additions

The Planning Director may approve reasonable alterations or additions to the approved development plan, provided he finds they are consistent with the purpose and intent of this regulation.