

SECTION 5. The San Mateo County Ordinance Code, Division VI, Part One (Zoning Regulations), Appendix A (Special Districts and Planned Unit Developments) is hereby amended to add Planned Unit Development No. 140 (PUD-140) as follows:

PUD-140. SECTIONS.

- A. PURPOSE
- B. DEVELOPMENT PLAN
- C. DENSITY
- D. HEIGHT
- E. SETBACKS
- F. LOT COVERAGE
- G. FLOOR AREA
- H. DESIGN REVIEW
- I. MAINTENANCE OF LANDSCAPING
- J. RESTRICTION OF OUTDOOR LIGHTING
- K. MAINTENANCE OF MINIMUM PARKING PROVISIONS

SECTION A. PURPOSE.

The following regulations shall govern the land use and development of a residential affordable housing development (described below) on Assessor's Parcel Number 037-022-070 (project parcel), located at the north-easterly corner of Carlos and Sierra Streets in the unincorporated Moss Beach area of San Mateo County. To the extent that the regulations contained herein conflict with other provisions of Part One,

Division VI (Zoning Regulations) of the San Mateo County Ordinance Code, the regulations contained herein shall govern.

SECTION B. DEVELOPMENT PLAN.

All development shall substantially conform to the conceptual development plans presented to the San Mateo County Planning Commission on January 22, 2020. Those plans include the following specific elements:

1. Grading of the site (including removal of remnant foundations from previously demolished buildings) for new buildings, roads and other infrastructure improvements as shown on the Conceptual Grading Plan.
2. Construction of 18 two-story residential apartment buildings to be restricted to very low, low and moderate income households (defined as households earning up to 80 percent of the Area Median Income (AMI)).
3. Construction of a 3,460 sq. ft. community building.
4. Construction of 142 uncovered surface parking spaces.
5. A driveway from Carlos Street into the project parcel.

6. Construction of sidewalks and pathways to provide pedestrian access into and within the project parcel.
7. Planting and maintenance of the conceptual landscape plan.
8. The provision and maintenance of all access driveways and road surface materials and drainage elements.
9. Installation of all new utilities (water, sewer, electrical, telephone, cable, etc.) underground.

No enlargement or increase in the number of buildings shall be allowed and no building or site design modifications shall be allowed until issuance of a Coastal Development Permit as part of Phase II of this project.

SECTION C. DENSITY.

The total number of dwelling units shall not exceed 71 dwelling units.

SECTION D. HEIGHT.

The maximum height of all proposed buildings shall not exceed two stories and shall conform to that shown on the conceptual plans presented to the Planning Commission on January 22, 2020.

SECTION E. SETBACKS.

The minimum setbacks of the proposed buildings shall conform to those shown on the conceptual plans or as modified by Coastal Development Permit conditions of approval.

SECTION F. LOT COVERAGE.

The maximum lot coverage on the project site shall comply with that shown on the conceptual plans or as modified by Coastal Development Permit conditions of approval.

SECTION G. FLOOR AREA.

The maximum floor area for all floors of all proposed buildings shall comply with that shown on the conceptual plans or as modified by Coastal Development Permit conditions of approval.

SECTION H. DESIGN REVIEW.

The exterior design of all proposed structures and the final landscape plan shall be subject to review by the Coastside Design Review Committee as part of the consideration of the Coastal Development Permit.

SECTION I. MAINTENANCE OF LANDSCAPING.

The final landscape plan shall be subject to the County's Water Efficient Landscape Ordinance (WELo). Once approved and installed, the landscape plan shall be maintained in a healthy condition. Any dead or dying landscaping elements shall be replaced in kind as soon as possible.

SECTION J. RESTRICTION OF OUTDOOR LIGHTING.

All outdoor lighting (i.e., number, location, and type of fixtures) shall be subject to review by the Coastside Design Review Committee as part of the consideration of the Coastal Development Permit. All light and glare shall be contained to the project site.

SECTION K. MAINTENANCE OF MINIMUM PARKING PROVISIONS.

A minimum of 142 un-covered parking spaces shall be provided and maintained as shown on the conceptual plans. No parking space shall be used in such a manner as to prevent its use for parking (e.g., storage, etc.). All internal access roads shall be kept free of any permanently parked vehicles and shall be reserved for vehicle circulation and temporary deliveries.

SECTION 6. This Ordinance shall be effective immediately upon final certification by the California Coastal Commission.

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