



June 26, 2017

Mike Schaller  
Senior Planner, County of San Mateo  
Planning and Building Department  
455 County Center  
Redwood City, CA 94063

Re: Cypress Point – Pre-Application Submittal

Dear Mr. Schaller:

MidPen Housing is pleased to provide our pre-application submittal for Cypress Point, a 71-unit affordable housing community for families in Moss Beach. Cypress Point will consist of 16 one-bedroom, 37 two-bedroom and 18 three-bedroom homes on a 10.875-acres site near the intersection of Sierra Street and Carlos Street. All units at Cypress Point, apart from the manager's unit, will be rented to households who earn less than 80% of the Area Median Income.

The entrance to the development will be on Carlos Street and will lead into a central community building that will house a community room, property management/resident services offices, a computer lab, laundry room and after-school program space. The community building will be a centralized hub for the residents where they can take advantage of a variety of resident services programs such as career advancement workshops for adults or after-school programs for children. Outside of the community building is a play area for children and a green courtyard. The development will also contain community gardens and barbeque areas to encourage residents to enjoy Cypress Point's outdoor amenities.

The homes will be located around the center of the site in two-story buildings containing stacked flats and townhomes that match the feel of the surrounding area. Approximately half of the site will be preserved as open space, with walking trails serving as a path around the exterior of the developed area. The plan provides 161 total parking spaces, or 2.27 spaces per unit. The development will include outdoor bicycle racks as well.

As part of this submittal, we have included the following documents:

- Planning Permit Application Form
- Site plan with elevation drawing
- Conceptual landscape plan
- Topographic/boundary survey
- Preliminary assessment of traffic impacts and the nearby Carlos Street./Highway 1 intersection

Please feel free to contact me with any questions at (650)-356-2915. We look forward to discussing this proposal with you further.

Sincerely,

Nevada V. Merriman  
Director of Housing Development

PRE 2017-UU032

RECEIVED

JUN 26 2017

San Mateo County  
Planning and Building Department

# Planning Permit Application Form

455 County Center, 2nd Floor • Redwood City CA 94063  
 Mail Drop: PLN 122 • TEL (650) 363-4161 • FAX (650) 363-4849  
 www.co.sanmateo.ca.us/planning

PLN: \_\_\_\_\_  
 BLD: \_\_\_\_\_

Applicant: MP Moss Beach Associates, L.P.  
 Mailing Address: 303 Vintage Park Drive, Suite 250  
 Foster City, CA Zip: 94404  
 Phone, W: 6503562900 H: \_\_\_\_\_  
 E-mail Address: abielak@midpen-housing.org FAX: 6503579766

Name of Owner (1): California School Employees Assn	Name of Owner (2):
Mailing Address: 2045 Lundy Avenue	Mailing Address:
San Jose Zip: 95131	Zip:
Phone, W: 4084731000	Phone, W:
H: _____	H: _____
E-mail Address: sbrashear@csea.com	E-mail Address:

**Project Location** (address): \_\_\_\_\_  
 Sierra and Carlos Streets  
 Moss Beach  
**Zoning:** PUD-124

**Assessor's Parcel Numbers:** 37 — 22 — 70  
 \_\_\_\_\_  
 \_\_\_\_\_  
**Parcel/lot size:** 11 AC (Acreage)

List all elements of proposed project: (e.g. access, size and location, primary and accessory structures, well, septic, tank)

The proposed project is for a 71 unit affordable housing development, consisting of 1, 2, and 3-bedroom units.  
 All residential buildings will be two stories tall and contain stacked flats and townhomes.  
 There will be a one-story community building near the the center of the site  
 About half of the site will be preserved as open space with public walking trails

Describe Existing Site Conditions/Features (e.g. topography, water bodies, vegetation):

The existing site is vacant land with some trees and shrubs, dirt pathways, and two water tanks.  
 There are concrete building pads on the center of the site  
 At middle and southern portion, the site slopes upward from west to east with some flatter areas.  
 There is a sharp drop-off at the northern edge of the site

Describe Existing Structures and/or Development:

There are two water tanks on the southeast corner. Water lines run underneath portions of the site  
 There are concrete building pads at the center of the site, but no other existing structures

We hereby certify that the information stated above and on forms, plans and other materials submitted herewith in support of the application is true and correct to the best of our knowledge. It is our responsibility to inform the County of San Mateo through our assigned project planner of any changes to information represented in these submittals.

Owner's signature: Steve Brashear 6/21/2017  
 Owner's signature: \_\_\_\_\_  
 Applicant's signature: AL Pa 6/22/2017