

Midcoast Community Council

An elected Advisory Council to the San Mateo County Board of Supervisors

representing Montara, Moss Beach, El Granada, Princeton, and Miramar

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Date: February 26, 2020

To: San Mateo County Planning Commission

Cc: Michael Schaller, Project Planner
Steve Monowitz, Community Development Director
Stephanie Rexing, North Central District Supervisor, California Coastal Commission
Erik Martinez, Coastal Program Analyst, California Coastal Commission

From: Midcoast Community Council

Subject: **Cypress Point PUD-140/CD Zoning and LCP Amendment (PLN2018-0264)**

The majority of the Midcoast Community Council, as well as community members who have spoken at recent public meetings, continue to oppose the Cypress Point project. The primary reasons cited include lack of access to amenities such as shopping, roads, and transit, and the increased traffic, both in the local neighborhood, and on Highway 1. Concern has also been expressed about lack of resources to support the development, particularly water, sewer, and fire, as well as strong interest in an environmental impact report.

The scope of this letter is limited to the PUD-140/CD amendment. The Midcoast Community Council requests three changes to the proposed amendment, as detailed below.

Building Height:

The MCC requests that the amendment for PUD-140/CD Zoning for this project be changed to have a maximum height of 28 feet, using the measurement methodology for the R-1/S-17 zoning. The PUD-140/CD zoning change should also mention the R-1/S-17 height measurement methodology.

We suggest that this be done by adding the following to the PUD-140CD amendment:

Buildings shall be a maximum of two stories, with a maximum height of 28 feet. The building height shall be measured as the vertical distance from the lowest of natural or finished grade to the topmost point of the building immediately above.

We request this height limit to maintain harmony with the zoning in the nearby unincorporated residential community, and to reduce the visual mass of the buildings in this project. LCP Policy 3.13 says:

Require that new development providing significant housing opportunities for low and moderate income persons contribute to maintaining a sense of community character by being of compatible scale, size and design.

The height could be reduced by changing roof slope, or by incorporating secondary roof forms, maintaining the steeper pitch over only a portion of the building width. Other methods are also possible.

Building Setbacks:

The proposed PUD-140/CD amendment would reduce the building setback on the West side of the property near Carlos Street from 20 to 11 feet. The Midcoast Community Council requests that the setback remain at 20 feet, to maintain consistency with the adjacent R-1/S-17 zoning district.

Project Density:

Although the proposed zoning amendment would reduce the project density from Medium High Density to Medium Density, the 71 affordable housing units proposed would be concentrated within a 5.39 acre area on the parcel, representing a density of 13.17 units per acre. We therefore request that the total number of housing units for the site be reduced further to 46 units, representing a density of 8.53 units per developed acre, or 4.23 units per total acre of the parcel.

This further reduction in density would preserve the community character of the neighborhood, and help alleviate the impact on traffic and local resources that Midcoast constituents care about deeply.

Conclusion:

In summary, the Midcoast Community Council requests the following changes to the PUD-140/CD Zoning and LCP amendment:

- Restrict maximum building height to 28 feet, measured as the vertical distance from the lowest of natural or finished grade to the topmost point of the building immediately above.
- Maintain building setback of 20 feet along the West side of the property.
- Reduce the total number of units to 46 affordable housing units.

In addition to our concerns specific to the amendment expressed in this letter, we are attaching three previous letters detailing the broader concerns of the Midcoast Community Council and the community we represent surrounding the Cypress Point project. We request that the Project Planner respond to the concerns raised in our previous letters, and specifically to the comprehensive letter dated 8/22/18. Thank you for considering the people most affected by this project as you evaluate the amendment and the project as a whole.

MIDCOAST COMMUNITY COUNCIL
s/Len Erickson Chair