



July 17, 2018

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

Re: Cypress Point – LCP Amendment Submittal

Dear Mr. Schaller:

On behalf of MP Moss Beach Associates, LP, we are pleased to submit a formal request to amend the Local Coastal Program (LCP) for San Mateo County as required for the development of the Cypress Point affordable housing community. Cypress Point is a proposed 71-unit, 100% affordable family development on a 10.875-acre site in Moss Beach that would be the first income-restricted housing for families in the County's Midcoast region.

The development of Cypress Point will require an amendment to the LCP because our proposal provides greater affordability and less intense use than the current land use designation. In order to develop the site as proposed, we are requesting the following amendments:

- Amend the LCP Implementation Plan and existing Planned Unit Development (PUD) for the site to reduce the number of units from 148 to 71;
- Amend the LCP Land Use Plan and San Mateo County's General Plan to change the site's zoning designation from Medium-High Density Residential to Medium Density Residential; and
- Amend section 3.15(d) of the LCP to allow for 100% of units, apart from a resident manager's unit, to serve low or moderate income households.

Cypress Point is designed to meet the character and density of the surrounding community while providing much-needed affordable homes for families. The community will consist of one-, two-, and three-bedroom homes and a central community building, and we will maintain half of the site as undeveloped with a public walking path. We take great pride in providing exceptional property management and resident services, which include after-school programs for children and connections to various services providers in the area. Residents will also be able to enjoy a community garden and ample outdoor space, while the public will have opportunities utilize the community room as a meeting or event space.

In the past year, our project team has continued to refine project plans to reflect community input and complete a number of reports for the project's environmental review.

This submittal includes:

- Five (5) copies of conceptual design plans
- One (1) copy of each environmental technical report and analysis

- One (1) copy of additional supporting documents, include response to questions from the pre-application submittal, a project summary/question and answer document in Spanish, and a justification for exceeding the building permit limits under the LCP as an affordable housing project
- One (1) USB drive containing soft copy files of the above

Please feel free to contact me with any questions at (650)-235-7675. We look forward to discussing this proposal with you further.

Sincerely,

Andrew Bielak
Project Manager