

MEMORANDUM

COUNTY OF SAN MATEO PLANNING AND BUILDING DEPARTMENT

DATE: March 12, 2024
TO: Planning Commission
FROM: Planning Staff
SUBJECT: Addendum to March 13, 2024 Staff Report - Consideration of 1) a General Plan Land Use Map Amendment, 2) a Coastal Development Permit and 3) *Design Review Permit*, pursuant to Sections 6550, 6328.4 and 6565.3 of the County Zoning Regulations, respectively; and 3) a Grading Permit, pursuant to Section 9283 of the County Ordinance Code, to construct the Cypress Point Planned Unit Development in the unincorporated Moss Beach area of San Mateo County. This project is not appealable to the California Coastal Commission.

Coastside Design Review Process

Subsequent to the release of the staff report for the subject project, Staff determined that the inclusion of the Design Review Permit had been inadvertently omitted from the "Project Subject" section of the staff report as well as the required findings for said permit from Attachment A of the report. To rectify these omissions, Staff has revised the "Subject" description as shown above (new text in italics and underlined) and adds the following recommended finding to Attachment A for the record:

Regarding the Design Review Permit, Find:

10. That the project has been reviewed by the Coastside Design Review Committee and determined to be in compliance with the Design Review Standards pursuant to Section 6565.17 and 6565.20 of the San Mateo County Zoning Regulations and the Community Design Manual. The Committee reviewed the proposed project at their September 14, 2023 meeting and recommended that the Planning Commission approve the project, subject to conditions which have been included in this attachment.

In making its recommendation, the CDRC acknowledged the improvements made by the applicant to address CDRC comments from the July 13th CDRC meeting, including design changes to address massing and lighting, as well as changes made over the course of the project including the reduction of residential units and the increase in affordable housing units. The CDRC noted that its prior recommendation to break up the three largest buildings into smaller buildings was not achieved, as the applicant explained that the change would result in significant cost impacts to the project. Due to

the unique, affordable nature of this project, the CDRC found this explanation to be reasonable.

Additionally, the Design Review Committee recommended two conditions of approval which Staff would like to add to Attachment A for the record:

88. Reduce the visual appearance of two of the three large housing buildings:
- a) Building E: Break roofline at the three exterior stairways and introduce different colors for the building segments on the building ends, per the alternate color scheme shown at the hearing (with green accent siding on the end volumes).
 - b) Building A: Reduce 2nd floor mass relative to 1st floor mass, with focus on reducing appearance of mass as viewed from within the development. Have the building step-up/step-down with the topography by using a secondary roof form, similar to how Building B slopes down on one end. Breaking the roofline, similar to the Building E design, and/or staggering the volumes, similar to the Building C design, may also be effective to reduce visual mass.
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Construction Management Plan

To address the impacts of project construction upon the neighboring road network, Staff proposes that the following condition be added to Attachment A:

89. Prior to the beginning of demolition or grading activities, the applicant shall prepare a construction management plan for review and approval by the County's Planning and Public Works Departments. The plan shall include the following items and requirements to reduce, to the maximum extent feasible, any safety hazards and traffic congestion during construction:
- a) A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak traffic hours, signs, and designated construction access routes.
 - b) Construction access to the project site shall be limited, as much as possible, to the Carlos Street entrance, except for those instances when a component of project construction requires access from alternate locations.
 - c) Identification of haul routes for movement of construction vehicles that will minimize impacts on motor vehicle traffic, and circulation and safety. Impacts to Highway 1 during peak traffic hours shall be minimized to the greatest extent possible.
 - d) Notification procedures for adjacent property owners and public safety personnel regarding when detours and lane closures, if any, will occur.
 - e) Provisions for monitoring surface streets used for haul routes so that any damage and debris attributable to the haul trucks can be identified and corrected by the project sponsor.

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