

NOTICE OF PRE-APPLICATION WORKSHOP

A public workshop will take place on Wednesday, September 20, 2017, to allow for public comment on a proposal submitted to the San Mateo County Planning Department (Planning Case File No. PRE2017-00032) to construct a 71-unit affordable housing community on a 10.875 acre parcel (APN 037-022-070). The project site was zoned in 1986 to allow a Planned Unit Development with an approved density of 148 residential units. The applicant is proposing to rezone the project parcel to allow for a lower density (71-units) consistent with the surrounding area's current General Plan land use designation of Medium-High Density Residential. The site is located at the corner of Carlos Street and Sierra Street in Moss Beach.

The meeting details are as follows:

Meeting Forum:	Pre-Application Workshop for PRE2017-00032
Meeting Date:	Wednesday, September 20, 2017
Meeting Time:	6:00 p.m. – 8:00 p.m.
Meeting Location:	El Granada Elementary School Multi-Purpose Room 400 Santiago Avenue El Granada, CA 94019
Project Applicant:	MidPen Housing Corporation
Project Address:	APN 037-022-070 1993 Carlos Street Moss Beach, CA 94038

Purpose of Workshop:

The purpose of the Pre-Application Public Workshop is to provide for and foster early public involvement and input on a major development project and, to the extent feasible, resolve

potential issues before the applicant submits the necessary Planning applications initiating the County's formal review process. The public workshop is for informational purposes only and shall not confer or imply any approval or rejection of the proposed project by the County of San Mateo.

Surrounding Land Use and Land Use History of Project Site:

The subject parcel is zoned PUD-124, bordered by Carlos Street to the west, Sierra Street to the south, and Lincoln Street to the east. Beyond Carlos Street lies Cabrillo Highway. The project site is adjacent to residential development to the south and east.

The project will consist of 16 one-bedroom, 37 two-bedroom and 18 three-bedroom homes. The applicant anticipates approximately 210 people to occupy the units upon build out. All units, apart from the manager's unit, will be rented to households that earn less than 80% of the Area Median Income (currently \$124,000 for a family of four). The entrance to the development will be on Carlos Street and will lead to the interior loop driveway and the parking for the various residential units. The applicant is proposing to construct residential units around the outside of the loop which will provide screening of the parking areas from viewing points outside of the project parcel. In addition to the residential units, the applicant is also proposing a central community building that will house a community room, property management/resident services offices, computer lab, laundry room and after-school program space.

Approximately half of the site will be preserved as open space, with walking trails serving as a path around the exterior of developed area. The proposed plan provides 161 total parking spaces or 2.27 spaces per unit. The development will include outdoor bicycle racks as well.

Applicable Regulations, Review, and Approvals Required:

This application will require an amendment to the County's Zoning Regulations and Local Coastal Plan Land Use Map because the existing PUD zoning for this parcel calls for a

much different, denser development. The Coastal Commission must approve this change to the County's LCP Land Use Map before the County can act upon a request for a Coastal Development Permit.

After the Pre-Application Workshop and consideration of the comments submitted, the applicant may proceed, if they choose, with their formal application for the proposed development. The next opportunity for public input will be when the project is formally brought before the Midcoast Community Council for their consideration and recommendation at a later date. The first phase of the project will involve consideration of the LCP amendment. Public noticing will be required for this future hearing before the Planning Commission and the Board of Supervisors. The amendment request will then be considered by the Coastal Commission at a public hearing for certification.

The second phase of the project is consideration of a Coastal Development Permit for the proposed development. This phase will also require a publicly noticed hearing before the Planning Commission.

If you have any questions regarding the proposal or the Pre-Application Workshop, please contact Michael Schaller, Senior Planner, Telephone: 650/363-1849 or E-mail: mschaller@smcgov.org.

The plans submitted by the applicant for this project are available to view at the County Planning & Building Department office at 455 County Center (2nd Floor), Redwood City, California, 94063 and on the County Planning & Building Department's website at: www.planning.smcgov.org.