

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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Claire Toutant **Len Erickson** **Dave Olson** **Barbra Mathewson** **Dan Haggerty** **Michelle Weil** **Tamar Powell**
Chair Vice-Chair Secretary Treasurer

Date: May 22, 2019
To: Michael Schaller, Project Planner
Cc: Supervisor Don Horsley
Steve Monowitz, Community Development Director
From: Midcoast Community Council/ Claire Toutant, Chair
Subject: Cypress Point LCP Amendment and PUD zoning change – PLN2018-00264,
APN 037-022-070

The following comments are made with respect to the updated application documents, submitted on April 15, 2019. They are a followup to comments submitted on August 22, 2018 and September 26, 2018.

In the updated Cover Letter, in response to earlier MCC comments, it states:

The proposed live-work preference for the project will ultimately be determined by San Mateo County.

In earlier meetings and documents, the preference for renters who work in the area was said to be part of the MidPen Housing application process. Please clarify how the County will determine this, and under what process.

In the Policy Consistency Evaluation document, it states:

The project would consist of two-story buildings with roof heights varying between 32 and 36 feet. Considering the elevation of the project site and existing on site trees to be retained, the project would not appear out of scale with the community.

Related statements are made in the Aesthetic Visual Resources document in sections 2 and 6, with both sections stating "Less than Significant Impact".

The MCC disagrees, and regards this as a Significant Impact.

As the MCC has stated many times in the past, we believe that building heights above 28 feet are a problem for the Midcoast, impacting views, and increasing perception of high mass in developments. This is particularly true with 18 buildings in close proximity.

We request that the maximum height be limited to 28 feet to be consistent with existing Midcoast standards. This could easily be done by having a lower pitched roof than is shown in the preliminary design drawings. There is no need for a 4 in 12 slope roof in this area, and many homes have

significantly lower slopes. The comparison to the height of the existing water tanks is not relevant, in our opinion.

Please list all the changes proposed to the PUD Zoning for this parcel.

In the Energy Report, in the Impact Analysis section, is this paragraph:

CONSTRUCTION ENERGY USAGE

Project construction would require site preparation, site grading and excavation, trenching, interior architectural finishing, paving and landscaping. Construction would be typical for the region and building type, and the project site does not include unusual building challenges that would require unusually high energy usage. The importation of a maximum of 7,000 cubic yards of fill material would be required, which would result in a maximum of 692 haul truck trips, as indicated in the California Emissions Estimator Model (CalEEMod) modeling estimates in the Air Quality Technical Report.

We are concerned about the amount of fill, and particularly the number of haul truck trips to bring it to the site. We would suggest a design change to minimize the amount of fill required for the project, and if at all possible, to use cut and fill methods, rather than importing fill.

In the Cumulative Impacts document, it appears that it is out of date, missing current and planned projects in Moss Beach. It also appears that the Big Wave project is not included. The lack of details makes it hard to check. It would be helpful if the projects in the Midcoast were listed in an appendix to this document.

With respect to the updated evaluation of traffic impact and mitigation, we appreciate the inclusion of transportation alternatives, and discussion of roundabouts, rather than just signals. The Council requests that the PUD zoning change not be approved until after Connect the Coastside is finalized and approved by the Coastal Commission.

We are also pleased to see that the development will design and build to LEED standards.

MIDCOAST COMMUNITY COUNCIL

s/Claire Toutant, Chair