



July 6, 2022

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

Re: Cypress Point – CDP Submittal – Supporting Statements

Dear Mr. Schaller:

On behalf of MP Moss Beach Associates, LP, we are pleased to submit a Coastal Development Permit (CDP) application for Cypress Point Family Community (Cypress Point). Cypress Point is a proposed 71-unit, 100% affordable family development on a 11.02-acre site in Moss Beach that would be the first income-restricted housing for families in the County's Midcoast region.

Cypress Point is designed to meet the character and density of the surrounding community while providing much-needed affordable one-, two- and three- bedroom homes for families. New construction buildings are organized around a shared central open space, with homes arranged to take advantage of hillside ocean views while also creating a close-knit community. A shared community building at the heart of the new community provides indoor and outdoor gathering spaces, shared laundry and resident services including after school programs for school-aged residents.

The efficient arrangement of new homes on the previously developed portion of the site allows approximately 50% of the site to remain open space and provides setbacks from surrounding homes ranging from 100 to 250 feet. New buildings are situated located to limit the visual impact from surrounding homes and from surrounding street. Open areas will be restored with native plantings to provide additional screening between the new homes the existing neighborhood.

Access to the site is provided via a new driveway from Carlos Street. The residential loop road provides access to resident parking and good access to the site for emergency vehicles. Walking trails navigate the southern portion of the site with access points from Carlos Street, Sierra Street and Lincoln Street.

The new residential buildings are two-stories in height with a maximum height of 28 feet measured to the ridge line. The simple gabled forms, modest scale of the buildings and careful integration with the slope ensures that the buildings are visually compatible with the adjacent Moss Beach neighborhood and with the natural setting. High quality horizontal siding and deep colors help blend the new buildings with the natural setting. Site lighting will be designed to provide a secure and attractive evening environment while avoiding glare impacts on neighboring homes and addressing night sky requirements. Sustainable feature will include passive storm water management, solar panels on homes, EV charging stations, secure bicycle storage, community garden and convenient pedestrian routes to encourage walking.



In the past year, our project team has continued to refine project plans following the Coastal Commission's certification of our previously submitted Local Coastal Program (LCP) amendment request. This submittal includes all required plans and reports for a hearing-level CDP submission, available at:

https://housingcorp-my.sharepoint.com/:f:/g/personal/sip_midpen-housing_org/ErwP0BPdTaxCtufZe2siqYwBKsOGXJ7owSckwkV9APMMnw?e=J6RjXK

Please feel free to contact me with any questions at (650) 356-2937. We look forward to discussing this CDP application with you further.

Sincerely,

DocuSigned by:

A handwritten signature in black ink that reads "Serena Ip". The signature is enclosed in a blue DocuSign signature box.

06C590504CA8440...

Serena Ip
Project Manager