

## CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT  
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# F14a

**LCP-2-SMC-20-0054-1 (Cypress Point PUD)**

**March 12, 2021**

**EX PARTE**

**From:** [Carl.Dan@Coastal](mailto:Carl.Dan@Coastal)  
**To:** [Martinez, Erik@Coastal](mailto:Martinez.Erik@Coastal)  
**Cc:** [Manna, Jeannine@Coastal](mailto:Manna.Jeannine@Coastal); [Rexing, Stephanie@Coastal](mailto:Rexing.Stephanie@Coastal)  
**Subject:** FW: San Mateo County LCP Amendment No. LCP-2-SMC-20-0054-1 (Cypress Point Affordable Housing Project)  
**Date:** Thursday, February 25, 2021 2:08:05 PM

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**From:** Moore, Elizabeth@Coastal <[elizabeth.moore@coastal.ca.gov](mailto:elizabeth.moore@coastal.ca.gov)>  
**Date:** Thursday, February 25, 2021 at 1:55 PM  
**To:** Manna, Jeannine@Coastal <[Jeannine.Manna@coastal.ca.gov](mailto:Jeannine.Manna@coastal.ca.gov)>, Rexing, Stephanie@Coastal <[Stephanie.Rexing@coastal.ca.gov](mailto:Stephanie.Rexing@coastal.ca.gov)>, Carl, Dan@Coastal <[Dan.Carl@coastal.ca.gov](mailto:Dan.Carl@coastal.ca.gov)>  
**Subject:** San Mateo County LCP Amendment No. LCP-2-SMC-20-0054-1 (Cypress Point Affordable Housing Project)

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**From:** Carole Groom <[cgroom@smcgov.org](mailto:cgroom@smcgov.org)>  
**Sent:** Thursday, February 25, 2021 12:13 PM  
**To:** Miller, Vanessa@Coastal <[Vanessa.Miller@coastal.ca.gov](mailto:Vanessa.Miller@coastal.ca.gov)>  
**Subject:** FW: San Mateo County LCP Amendment No. LCP-2-SMC-20-0054-1 (Cypress Point Affordable Housing Project)

For file.  
Carole

**From:** Robert Whitehair <[robert@sustainablesanmateo.org](mailto:robert@sustainablesanmateo.org)>  
**Sent:** Thursday, February 25, 2021 12:01 PM  
**To:** [NorthCentralCoast@coastal.ca.gov](mailto:NorthCentralCoast@coastal.ca.gov)  
**Cc:** Alexander Melendrez <[amelendrez@hlcsmc.org](mailto:amelendrez@hlcsmc.org)>; Carole Groom <[cgroom@smcgov.org](mailto:cgroom@smcgov.org)>  
**Subject:** San Mateo County LCP Amendment No. LCP-2-SMC-20-0054-1 (Cypress Point Affordable Housing Project)

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Honorable Chair Steve Padilla and Honorable Commissioners

I am emailing you today to urge you to act on LCP-12-SMC-20-0054-1, allowing the construction of 71 desperately needed affordable housing units in San Mateo County - **Cypress Point.**

Affordable housing is desperately needed in this county. Under the Regional Housing Needs Allocation (RHNA) requirements, builders in my county have constructed far too few homes. For example, In the first 5 years (with just 3 to go) of the current RHNA cycle, only 23% of the needed very low income homes have been built in San Mateo

County. Only 43% of the needed low income housing have been built.

Instead of providing homes for our construction workers and farm workers, and for our service industry, we torture them by forcing long, dangerous, unhealthy and tiring commutes just to find jobs here.

We can do better!

Please do what is needed to allow 71 more desperately needed housing units to be constructed.

Thank you

Robert Whitehair  
San Mateo

EX PARTE COMMUNICATION DISCLOSURE FORM

RECEIVED  
MAR 21 2018

Filed by Commissioner: Carole Groom

1) Name or description of project: Cypress Point (MidPen Housing, Moss Beach)

2) Date and time of receipt of communication: March 15, 2018 at 1:00 p.m.

3) Location of communication: Redwood City

(If not in person, include the means of communication, e.g., telephone, e-mail, etc.)

4) Identity of person(s) initiating communication: Andrew Bielak

5) Identity of person(s) on whose behalf communication was made: MidPen Housing

6) Identity of persons(s) receiving communication: Carole Groom

7) Identity of all person(s) present during the communication: Carole Groom, Gina Quiney, Andrew Bielak, Nevada Merriman, Serena Ip

Complete, comprehensive description of communication content (attach complete set of any text or graphic material presented):

The representatives from MidPen Housing shared the plan for an affordable housing development consisting of 71 units in Moss Beach, currently a priority development site in the County's Housing Element as well as in the LCP. They indicated that they held three community meetings in 2016 to develop scale/design of project and they plan on submitting an application in June that will require an LCP zoning amendment. They indicated that they are exploring an option to prioritize local residents/workers and potential traffic mitigations. Sierra Club and Resist Density has expressed opposition to the project. The attached materials were provided.

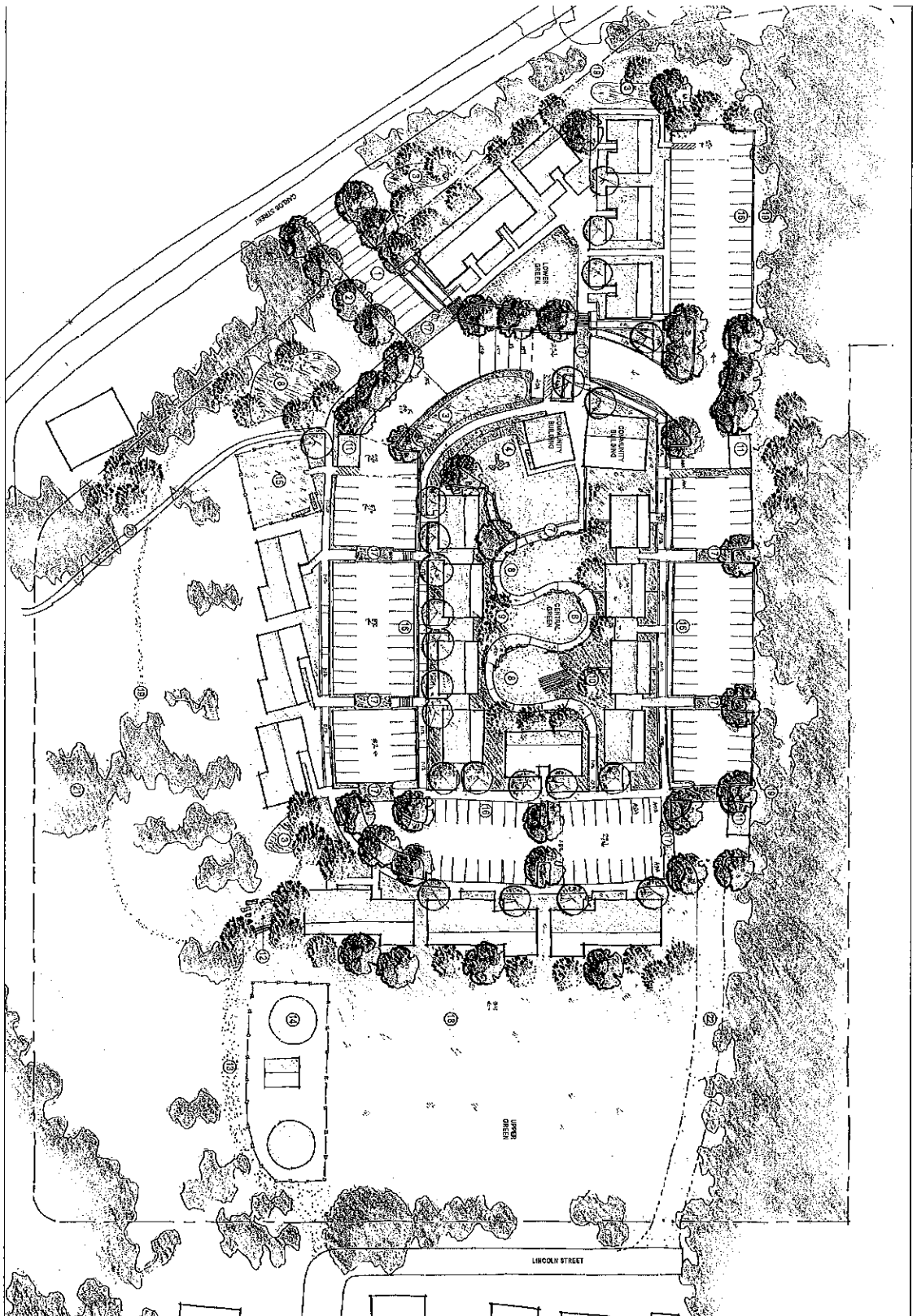
MAR 20 2018  
Date

Carole Groom  
Signature of Commissioner

**TIMING FOR FILING OF DISCLOSURE FORM:** File this form with the Executive Director within seven (7) days of the ex parte communication, if the communication occurred seven or more days in advance of the Commission hearing on the item that was the subject of the communication. If the communication occurred within seven (7) days of the hearing, provide the information orally on the record of the proceeding and provide the Executive Director with a copy of any written material that was part of the communication. This form may be filed with the Executive Director in addition to the oral disclosure.

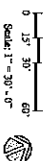
## Discussion of Cypress Point with Supervisor Carole Groom

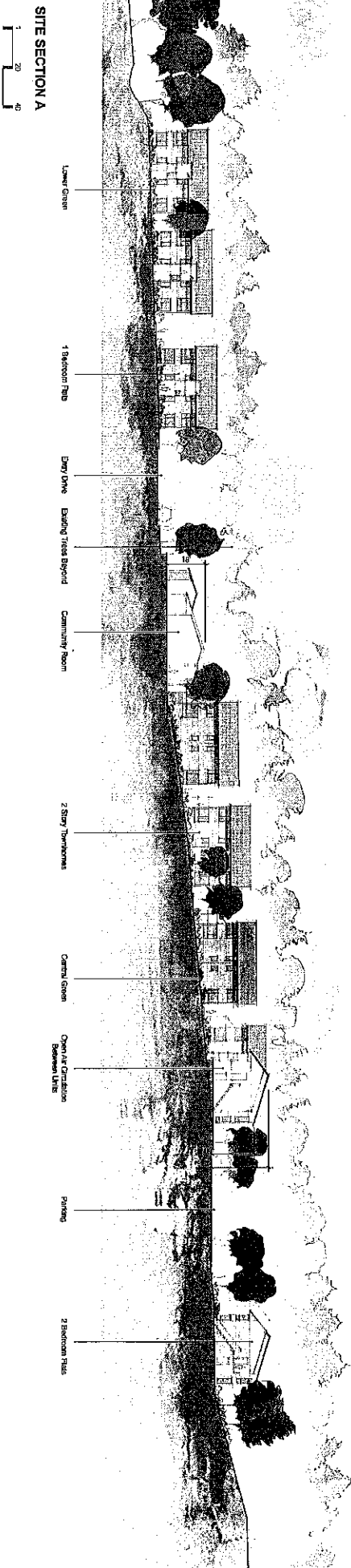
- a. Site History
- b. Project Overview
- c. Community Outreach
- d. Current Status
- e. Schedule



**KEY NOTES**

- ① CYPRESS POINT ENTRY DRIVE
- ② BROAD CANOPY ENTRY TREES
- ③ BOULEVARD AREA
- ④ PLAY STRUCTURE (AGES 2-5 YEARS)
- ⑤ SLOPING PATH THROUGH CENTRAL GREEN
- ⑥ SLOPING LAWN
- ⑦ PLANTING - TREES, SHRUBS, AND GRASSES
- ⑧ TRELLIS SEATING AND BBQ AREA
- ⑨ WASTE BIN (CLOSE TO TPA)
- ⑩ OVERLOOK WITH SEATING
- ⑪ EXISTING SPRINKLER ACCESS ROAD
- ⑫ EXISTING WATER TANKS
- ⑬ PARKING LOT
- ⑭ COMMUNITY GARDEN
- ⑮ ACCESSIBLE CROSSING
- ⑯ PLANTED SLOPE
- ⑰ TRAIL FOOT PATH AROUND PERIMETER OF SITE
- ⑱ PATH TO SIERRA STREET
- ⑲ EXISTING TREES
- ⑳ EMERGENCY VEHICLE ROUTE





SITE SECTION A