

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
455 MARKET STREET, SUITE 228
SAN FRANCISCO, CA 94105
PHONE: (415) 904-5200
FAX: (415) 904-5400
WEB: WWW.COASTAL.CA.GOV



F14a

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

March 12, 2021

EX PARTE

EX PARTE COMMUNICATION DISCLOSURE FORMFiled by Commissioner: Steve Padilla

- 1) Name or description of project: LCP-2-SMC-20-0054-1 San Mateo LCPA
- 2) Date and time of receipt of communication: March 4, 2021 at 3:00pm
- 3) Location of communication: Web Conference
(If not in person, include the means of communication, e.g., telephone, e-mail, etc.)
- 4) Identity of person(s) initiating communication:
Anne Blemker
- 5) Identity of person(s) on whose behalf communication was made:
MidPen Housing Corporation
- 6) Identity of persons(s) receiving communication:
Commissioner Steve Padilla
- 7) Identity of all person(s) present during the communication:
Andrew Bielak, Serena Ip, Susan McCabe, Anne Blemker, Commissioner Steve Padilla

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

I had a briefing with representatives of the MidPen Housing Corporation in which we discussed the County's LCP amendment and MidPen's proposed affordable housing development in Moss Beach. We went through an electronic briefing book that had previously been provided to staff. The representatives indicated that the proposed amendment would reduce the total number of allowed dwelling units on the subject site from 148 (mix of market rate and affordable units) to 71 (all affordable units) and would allow for the construction of the Cypress Point Family Community housing project. They described the project benefits and the extensive community input that was taken into consideration when designing the project. The representatives also indicated that the project will be consistent with the character and density of the surrounding area and that it incorporates open space and recreational opportunities throughout the site. The applicant agrees with the staff recommendation for approval of the LCPA as submitted by the County.

03-04-2021

Date

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.

EX PARTE COMMUNICATION DISCLOSURE FORM

Filed by Commissioner: Roberto Uranga

- 1) Name or description of project: LCP-2-SMC-20-0054-1 San Mateo LCPA
- 2) Date and time of receipt of communication: March 2, 2021 at 9:30am
- 3) Location of communication: Telephone
(If not in person, include the means of communication, e.g., telephone, e-mail, etc.)
- 4) Identity of person(s) initiating communication:
Anne Blemker
- 5) Identity of person(s) on whose behalf communication was made:
MidPen Housing Corporation
- 6) Identity of persons(s) receiving communication:
Roberto Uranga
- 7) Identity of all person(s) present during the communication:
Andrew Bielak, Serena Ip, Susan McCabe, Anne Blemker, Celina Luna

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

I had a phone briefing with representatives of the MidPen Housing Corporation in which we discussed the County's LCP amendment and MidPen's proposed affordable housing development in Moss Beach. We went through an electronic briefing book that had previously been provided to staff. As described by the representatives, the proposed amendment would reduce the total number of allowed dwelling units on the subject site from 148 (mix of market rate and affordable units) to 71 (all affordable units) and would allow for the construction of the Cypress Point Family Community housing project. They described the project benefits and the extensive community input that was taken into consideration when designing the project. As described, the project will be consistent with the character and density of the surrounding area and incorporates open space and recreational opportunities throughout the site. The applicant is in agreement with the staff recommendation for *approval* of the LCPA as submitted by the County.

03/08/2021

Date



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.