



PLANNING COMMISSION

Board of Supervisors Chambers
400 County Center, Redwood City

ITEM # 2

Applicant/Owner : **MidPen Housing Corporation**

File Number: **PLN 2022-00220**

Location: **Corner of Carlos and Sierra Streets, Moss Beach**

APN: **037-022-070**

Project Description: Introduction of a Draft Environmental Impact Report (DEIR), prepared pursuant to the California Environmental Quality Act (CEQA), for the proposed Cypress Point Planned Unit Development Coastal Development Permit and General Plan Land Use Map Amendment.



PRESENTATION OUTLINE

- **Project Location**
- Project Chronology
- Project Description
- EIR Schedule





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PROJECT CHRONOLOGY

- June 10, 2020 – Planning Commission (PC) recommended to the Board of Supervisors (BOS) to approve the proposed Zoning and LCP Amendments.
- July 21, 2020 – BOS approved the proposed amendments which are transmitted to the California Coastal Commission (CCC) for certification.



PROJECT CHRONOLOGY

- March 22, 2021 – CCC certified the Amendments.
- July 6, 2022 – CDP application submitted.
- December 14, 2022 – PC holds public Scoping Meeting for project EIR.



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- NOTES:
1. ALL LIGHTING TO BE DARK SKY, SHIELDED, AND DOWNWARD DIRECTED.
 2. REFER TO SHEET L1.03 FOR PLANT LIST.







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EIR SCHEDULE

- August 10, 2023 – Public release date of Draft EIR
- September 13, 2023 – Planning Commission hearing to receive comments
- September 25, 2023 – End of 45-day public comment period
- December 2023 – Anticipated public release of Final EIR



EIR SCHEDULE

The EIR and all public review documents for this project are available for review online at:

<https://www.smcgov.org/planning/cypress-point-affordable-housing-community-project>

