

Owner California School Employees Association  
Applicant: MP Moss Beach Associates, L.P.  
File number: PLN2022-00220  
Location: Carlos Street, Moss Beach  
APN: 037-022-070  
SUBJ: Coastside Design Review Permit recommendation.

The project has been reviewed for compliance with the Design Review Standards for **Multi family 16 @ two story** Residential Development in the Midcoast, County of San Mateo Zoning Regulations Aug 2019, Chapter 28.1, Section 6565.20.

CDRC recommends **continued** with Findings and Requirements as follows:  
Findings

### **Section 6565.20 (C) Site Planning / Structure Placement**

**(1). Integration w/ setting:** The setting is an unimproved wildlife corridor adjacent to mixed eclectic architectural housing overlooking historic Point Montara Lighthouse. The design should better reflect this existing context.

**(2). Complement other structures:** the structures are static, some resembling barracks or motels more than homes. Break down the massing of the multi-family residential structures by separating the bigger buildings (less units per structure) and/or with secondary roof forms, breaks in roof lines, façade articulation, architectural features, increased variation in materials and colors, etc..

### **Section 6565.20. (D) Elements of Design**

**(1). Mass, shape, scale.** Large mass and scale is apparent in each of the buildings, more so in the larger, unarticulated, buildings. The mass of most of the proposed residential structures is out of scale with the neighborhood, which generated significant community opposition at the July 13 hearing. The buildings with the offset footprints are most successful. The larger residential structures, and simple box forms, should be broken down, visually and physically, with second stories reductions (inset) to avoid sheer 2 story boxy volumes.

**(2). Architectural styles, features.** The overall barn-style structures have minimal articulation to break up the eaves and ridge lines. The style and features represented should be a coastal look that reflects the areas more endearing attributes to the project to the community it is affecting. This design could be a special unique design that represents thoughtful considerations to the neighboring communities, micro-environments, attractions (lighthouse) and wildlife. Consider updating or varying the style.

**(3). Roof, design, mass.** Large massive roofs; would be better to orient buildings in an off-set configuration and provide separation or stepping away from the large structures submitted.

**(4). Material /Colors.** The color, however appealing to some, seems to be meant to date the buildings as old barns. This old barn look could be viewed as stereotyping the migrant farm worker community that the project seeks to serve. Perhaps using more varied colors, along with the adjustments above, to create more of a modern, inspirational, and distinctive look.

**Section 6565.20 (F) Landscaping, paving, fencing, lighting, noise**

**(1). Hardscape and planting.** This is a natural playground but could have some additional natural type children climbing-, exercising- and exploring-areas.

**(2). Paved areas.** Too much square footage of roadway (maybe as much as housing); always an issue with runoff and reduced permeation. Would be best if it were permeable at a minimum two feet in at the edges for FD requirement mitigation.

**(3). Fencing.** No fencing is specified

**(4). Lighting.** Some streetlight fixtures were not down lights and all lighting should be made of powder coated painted metal or plastic or wood. This salt water environment will deteriorate light metals. Install only dark sky compliant lighting, with sensitivity to light spill into adjacent developed and undeveloped areas

**(5). Noise.** Screening of some sort to absorb noises

**(6). Planting.** Native, non-invasive

**Section 6565.20. (H) Additional site planning / Design**

**(1).** Patio and decks would help break up the mass as well as add to wildlife viewing and general outdoorsiness.

**CONDITIONS OF APPROVAL**

Review the blue book CDRC Standards and consider the points above.

**RECOMMENDATION.**

Increase articulation of structures

Break up mass, and appearance of mass, using secondary roof forms, breaks in roof lines, facade articulation, architectural features, increased variation in materials and colors

Screening between buildings planting or architectural

Breaking up of uninterrupted roof lines

Heavier Facia would help to visually lower roof. Consider scissor trusses to create a lower interior spring line

Consider a solar field for gardening and auto protection both necessary in this region

Best to spread out the buildings into more individual buildings.

Best for community to build "over time" to ease into the infrastructure.

Vote Recommendation Tally. [Continuation](#)

**Question** Contact : [mark@sierrawestbuilders.com](mailto:mark@sierrawestbuilders.com)





Coastside Design Review Committee  
504 Avenue Alhambra  
El Granada, CA 94019  
sent via email to: [cdrc@smcgov.org](mailto:cdrc@smcgov.org)

September 5, 2023

RE: Cypress Point – Response to Coastside Design Review Committee’s Recommendations

Dear Coastside Design Review Committee,

Thank you for your consideration of the Cypress Point affordable housing project at the Thursday, July 13<sup>th</sup>, 2023, Coastside Design Review Committee hearing. We are writing in response to the Committee’s recommendations to the project’s proposed color schemes, massing, and exterior lighting specifications:

**Color and Aesthetic schemes**

CDRC Findings per **Section 6565.20 (D) Elements of Design:**

(1). **Mass, shape, scale.** Large mass and scale is apparent in each of the buildings, more so in the larger, unarticulated, buildings. The mass of most of the proposed residential structures is out of scale with the neighborhood, which generated significant community opposition at the July 13 hearing. The buildings with the offset footprints are most successful. The larger residential structures, and simple box forms, should be broken down, visually and physically, with second stories reductions (inset) to avoid sheer 2 story boxy volumes.

MidPen: Since the July 13<sup>th</sup>, 2023 hearing, we have worked diligently with our Design Team and General Contractor on a variety of pricing exercises to further break-up the massing. Based on our findings and the Committee’s recommendation, we have added further articulation to all building types to help align with the scale of neighboring structures. Due to the site constraints of heavily graded topography and material costs (additional flashing, framing, paint, roof material, gutters, etc.), breaking the larger buildings into smaller buildings are especially difficult and cost prohibitive; such changes would render the project infeasible.



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(2). **Architectural styles, features.** The overall barn-style structures have minimal articulation to break up the eaves and ridge lines. The style and features represented should be a coastal look that reflects the areas more endearing attributes to the project to the community it is affecting. This design could be a special unique design that represents thoughtful considerations to the neighboring communities, micro-environments, attractions (lighthouse) and wildlife. Consider updating or varying the style.

MidPen: The architectural inspiration for Cypress Point Family Community draws from Sea Ranch, California. Sea Ranch is an architecturally renowned, coastal community located in an unincorporated neighborhood of Sonoma County. Defined by simple gable style and sloped rooflines, our project echoes the sophisticated aesthetic of a modern coastal neighborhood. With similar coastal climates and natural landscape, Cypress Point promotes a uniquely family and community-oriented style of living.

(3). **Roof, design, mass.** Large massive roofs; would be better to orient buildings in an off-set configuration and provide separation or stepping away from the large structures submitted.

MidPen: We have worked carefully with our project architects at Pyatok to study design adjustments to Cypress Point over the last seven years and revised plans several times in response to community input. Most significantly, we reduced the allowable density of the site to be compatible with the adjacent neighborhood. In addition to these changes, the Design Team has incorporated more articulation on all residential building types to break down the massing and mimic the local coastal community aesthetic. Out of the sixteen residential buildings on the site, only three structures appear larger and all are located in areas of the site with minimal impact or visibility from adjacent properties.

(4). **Material/Colors.** The color, however appealing to some, seems to be meant to date the buildings as old barns. This old barn look could be viewed as stereotyping the migrant farm worker community that the project seeks to serve. Perhaps using more varied colors, along with the adjustments above, to create more of a modern, inspirational, and distinctive look.



MidPen: At the July hearing, the Committee suggested alternating colors of each home to provide more unique distinction between units. As a result, the Design Team conducted dozens of color studies. Looking to incorporate a variety of tones, our team developed and explored multiple palettes inspired by the existing context of the neighborhood. We have gladly settled on the recommended coastal palette that integrates a variety of tones including blue, green, and several neutrals to highlight windows, doorways, entrances, and other architectural elements. See attached for the revised coastal color study. We also included a secondary color palette in alternating shades of greens (Ease Solider and Oakmoss).

As mentioned above, the architecture style of the buildings was drawn from coastal inspirations and had no origination tied to migrant farm worker communities. The preliminary designs were shared with the public in 2016 and the opportunity for the project to qualify for farm worker housing funds came about in 2022.

### **Massing**

#### **CDRC Findings per Section 6565.20 (C) Site Planning / Structure Placement:**

(1). **Integration w/ setting:** The setting is an unimproved wildlife corridor adjacent to mixed eclectic architectural housing overlooking historic Point Montara Lighthouse. The design should better reflect this existing context.

MidPen: The setting is on a previously improved site. Throughout the process of designing Cypress Point, we have actively involved the community, encouraging feedback and input whether positive or negative. We have also coordinated with the County to lower the density of the site through certification by the State Coastal Commission. Respectfully, we have reduced the original planned 148-unit development down to 71 units, in alignment with the character of the area. Efforts by the Design Team to complement the adjacent context allow over half the site to remain undeveloped, preserving much of the natural landscape.

(2). **Complement other structures:** the structures are static, some resembling barracks or motels more than homes. Break down the massing of the multi-family residential structures by separating the bigger buildings (less units per structure) and/or with secondary roof forms, breaks in roof lines, façade articulation, architectural features, increased variation in materials and colors, etc..



MidPen: Our revised coastal palette provides a more dynamic aesthetic across the entire design of the site. On a large scale, alternating green, blue, and neutral tones generates a pattern that visually breaks down massing of the residential structures. From a pedestrian perspective the variation in color is enhanced with tonal accents, resulting a refined palette that aligns with the original Sea Ranch design inspiration. Incorporating multiple colors reflects a varied neighborhood look and allows for easier wayfinding for residents.

With help from our General Contractor and Design Team, we have added articulation to all residential building types in selective locations. Working with the constraints of a heavily graded site and constructability concerns, we have made every effort to adjust the massing as much as fiscally possible.

### **Exterior lighting**

CDRC Findings per **Section 6565.20 (F) Landscaping, paving, fencing, lighting, noise:**

(1). Hardscape and planting. This is a natural playground but could have some additional natural type children climbing-, exercising- and exploring-areas.

MidPen: The community center located at the heart of the site will have a designated multi-functional open green space for recreation and social gathering for all ages. This open space will also include play structures appropriate for kids ages 2-5 as well as kids ages 6-12. The area around the site will incorporate hiking trails and bike paths for residents and community members. As a previously improved site, we have worked diligently with our Design Team to ensure new landscaping utilizes low maintenance, native and non-invasive trees and plantings.

(2). Paved areas. Too much square footage of roadway (maybe as much as housing); always an issue with runoff and reduced permeation. Would be best if it were permeable at a minimum two feet in at the edges for FD requirement mitigation.

MidPen: The amount of paving is minimized based on what's required for resident access, parking, and emergency vehicle access. Our Design Team has explored the possibility of permeable paving in previous design iterations. However, due to steep grading, permeable paving will provide minimal benefit to mitigate runoff. Although very effective in some applications, permeable paving requires a shallower slope to accommodate a required percolation rate. Due to this site



constraint, the most appropriate runoff mitigation approach for this project includes providing bioretention areas. Bioretention areas are landscaped depressions that treat on-site stormwater discharge from impervious surfaces. They are used to collect stormwater runoff and filter it through a mixture of soil, sand and/or gravel. Collecting runoff moderates both the flow of stormwater and allows for a slower percolation rate that alleviates existing issues of our site.

(3). Fencing. No fencing is specified.

MidPen: Per community feedback, there is no fencing specified for the Cypress Point affordable housing project. This allows the community access to the site's walking paths.

(4). Lighting. Some streetlight fixtures were not down lights, and all lighting should be made of powder coated painted metal or plastic or wood. This saltwater environment will deteriorate light metals. Install only dark sky compliant lighting, with sensitivity to light spill into adjacent developed and undeveloped areas.

MidPen: We have updated the material for our exterior downward-facing lighting fixtures to specify a material appropriate for the coastal climate to prevent rusting and disintegration.

(5). Noise. Screening of some sort to absorb noises.

MidPen: The ample setback from the street level and the preservation of existing landscape creates a natural barrier between the planned development and the adjacent neighborhoods. The current site design for Cypress Point incorporates various native, non-invasive plantings, providing a large natural sound buffer for the surrounding community.

(6). Planting. Native, non-invasive

MidPen: The conceptual plant palette, as listed on sheet L1.03, is a combination of California native and climate-adapted, drought-tolerant species. None of the proposed plants are on the California Invasive Plant Council invasive plant list.

**CDRC Recommendation:**

- Increase articulation of structures



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- Break up mass, and appearance of mass, using secondary roof forms, breaks in roof lines, façade articulation, architectural features, increased variation in materials and colors.
- Screening between buildings planting or architectural
- Breaking up of uninterrupted roof lines
- Heavier Facia would help to visually lower roof. Consider scissor trusses to create a lower interior spring line.
- Consider a solar field for gardening and auto protection both necessary in this region.
- Best to spread out the buildings into more individual buildings.
- Best for community to build "over time" to ease into the infrastructure.

MidPen: As shared with the Committee, we have worked with our project architects at Pyatok to study design adjustments to Cypress Point and we have revised plans several times in response to community input. Most significantly, we reduced the allowable density of the site to be compatible with the adjacent neighborhood and have just 71 units on 11 acres with ample setback and screening from all sides of the site.

In response to the Committee's recommendations, we studied options to further reduce massing with Pyatok and discussed pricing and construction schedule impacts with our general contractor. Consequently, to make additional massing adjustments, reductions and revisions would be cost prohibitive for the project. We are committed to providing affordable housing, paying prevailing wages, and providing free programming for our residents.

Our original submission followed the existing method of building height measurement as prescribed by the code requirements. Upon the request of the Planning Commissioners and community members, we adapted the design to follow a stricter method of measurement. Each residential building type was revised to ensure the building is no taller than 28'-0" measured as the vertical distance from any point on the finished grade to the topmost point of the building immediately above.

Along with overall height reductions, we have made further concessions including increasing building setbacks and reducing window sizes. Due to the requested height and window reductions, additional changes to the fascia would introduce issues with egress code requirements and a reduced quality of life for residents.



We have received confirmation that there is enough water and sewer capacity to serve our project, given that it has priority allocations as a designated affordable housing site and because we lowered the amount of units it was zoned to serve.

We appreciate your time reviewing our project. Our design update is feasible for the project's financial constraints and we hope it meets the Committee's overall recommendations. It is important to us to build a community that reflects the visual character of the area. Of utmost importance is to provide affordable housing and on-site services to our residents.

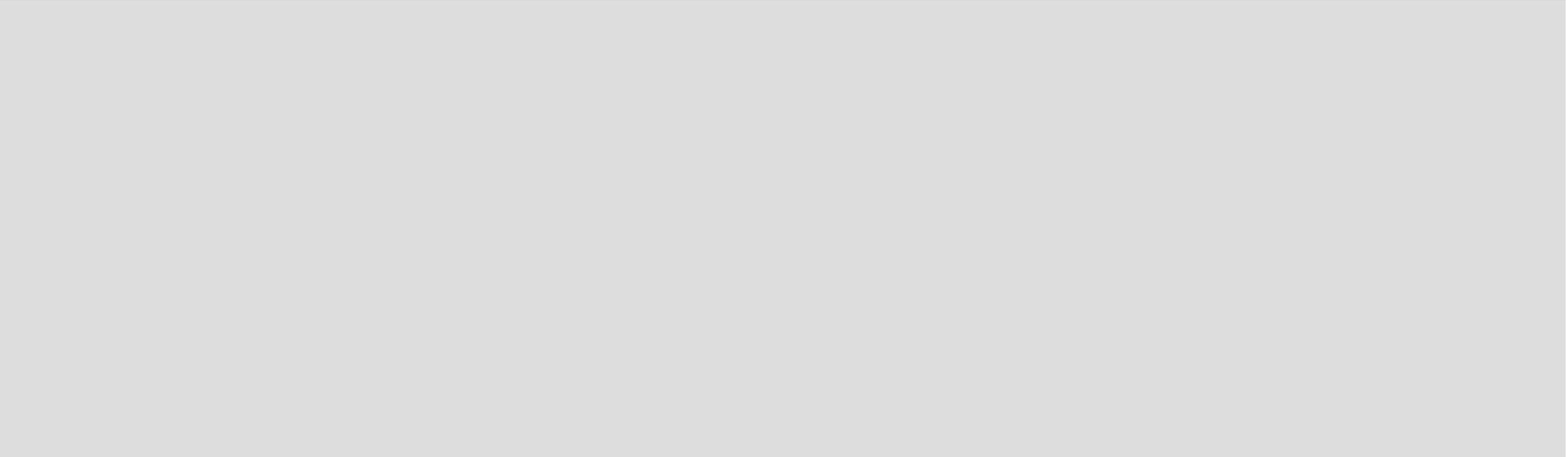
We look forward to discussing our proposed design revisions with you at the next Coastside Design Review Committee hearing. If you have any questions or require additional information, please contact me at [sip@midpen-housing.org](mailto:sip@midpen-housing.org).

Sincerely,

DocuSigned by:  
  
06C590504CA8440...  
Serena Ip  
Project Manager



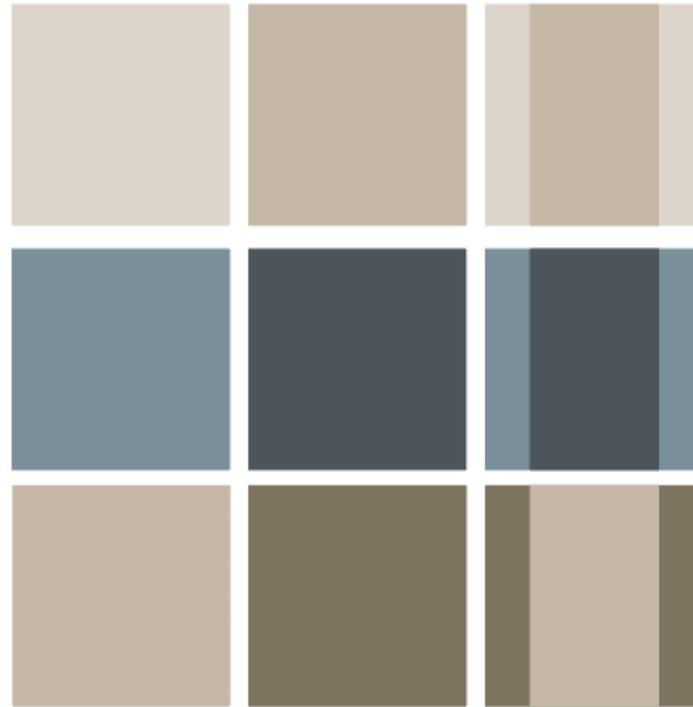
# CYPRESS POINT COLOR STUDY



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# RECOMMENDED OPTION

## OPTION 1: COASTAL ZEN



PAVILION BEIGE + COUNTRY TWEED  
WHIRLPOOL + SEA MARINER



OPTION I: COASTAL ZEN  
PAVILION BEIGE + COUNTRY TWEED + WHIRLPOOL + SEA MARINER



OPTION 1: COASTAL ZEN  
PAVILION BEIGE + COUNTRY TWEED + WHIRLPOOL + SEA MARINER

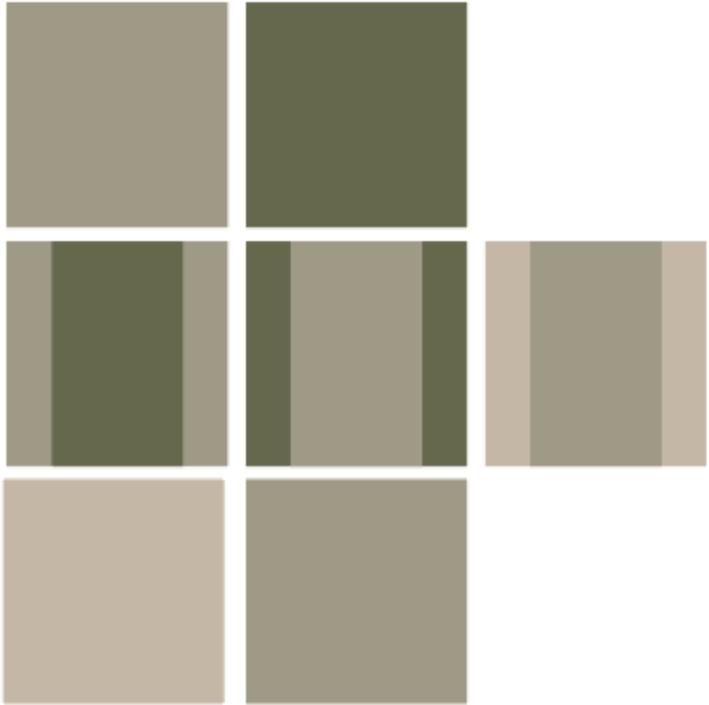


OPTION 1: COASTAL ZEN  
PAVILION BEIGE + COUNTRY TWEED + WHIRLPOOL + SEA MARINER

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# ALTERNATE OPTION

## OPTION 2: NATIVE FOLIAGE



AT EASE SOLIDER + OAKMOSS  
+ PAVILION BEIGE



OPTION 2: NATIVE FOLIAGE  
AT EASE SOLIDER + OAKMOSS + PAVILION BEIGE



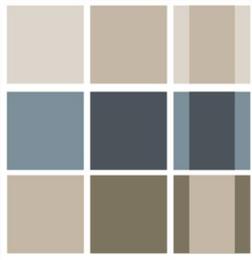
OPTION 2: NATIVE FOLIAGE  
AT EASE SOLIDER + OAKMOSS + PAVILION BEIGE



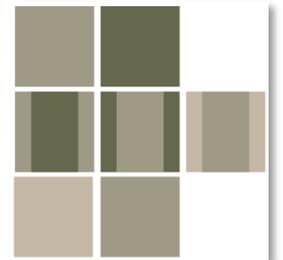
OPTION 2: NATIVE FOLIAGE  
AT EASE SOLIDER + OAKMOSS + PAVILION BEIGE

# OVERALL COLOR SCHEMES

**RECOMMENDED OPTION, OPTION 1: COASTAL ZEN**  
PAVILION BEIGE + COUNTRY TWEED + WHIRLPOOL + SEA MARINER



**ALTERNATE OPTION, OPTION 2: NATIVE FOLIAGE**  
AT EASE SOLIDER + OAKMOSS + PAVILION BEIGE





# CYPRESS POINT FAMILY COMMUNITY

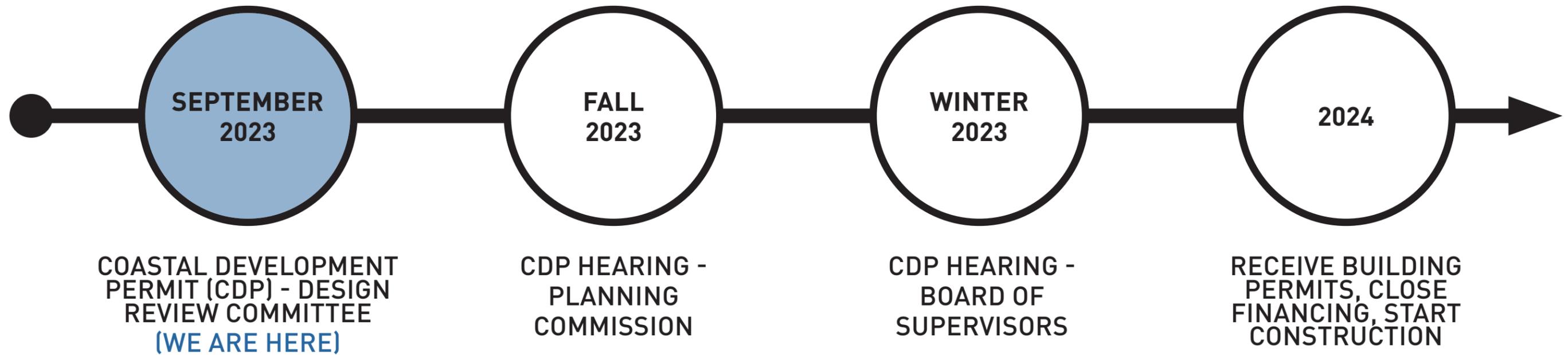
Coastside Design Review Hearing,

September 14, 2023



# REMAINING PROJECT APPROVALS

## CURRENT PROJECT STATUS



\*THE ABOVE DATES ARE ESTIMATED



AERIAL VIEW OF EXSITING SITE CONDITIONS

**CDRC RECOMMENDATIONS INCORPORATED:**

**(1) INTEGRATION WITH SETTING:**

NEW LANDSCAPE UTILIZES LOW MAINTENANCE, NATIVE AND NON-INVASIVE TREES/PLANTS

**(2) HARDSCAPE AND PLANTING:**

PLAYGROUND INCLUDES TWO PLAYSTRUCTURES FOR CHILDREN

**(3) PAVED AREAS:**

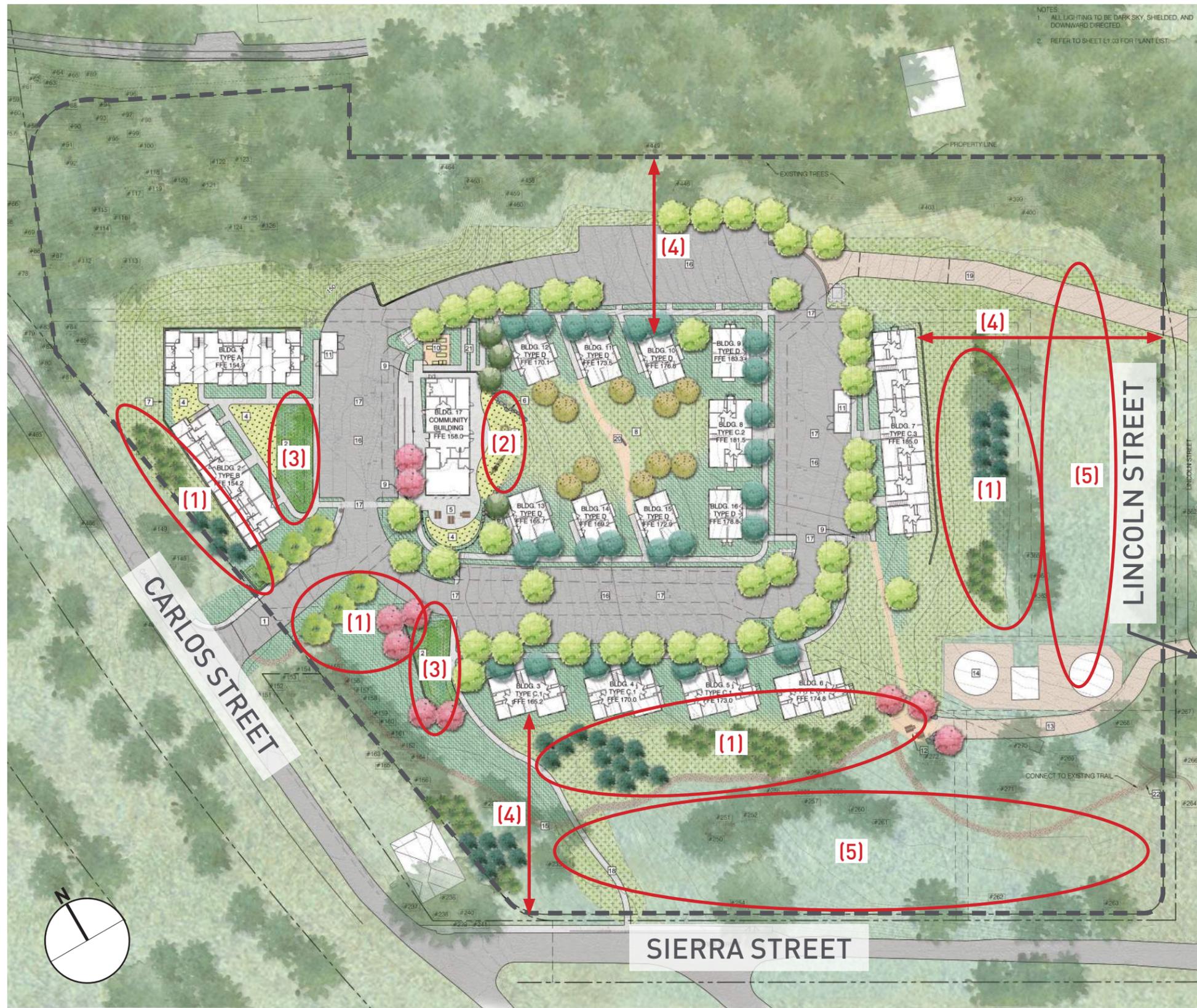
PROJECT INCORPORATES TWO BIORETENTION AREAS, PERCOLATING RUNOFF AT AN APPROPRIATE RATE INTO THE GROUND

**(4) NOISE:**

LARGE SETBACKS FROM THE PROPERTY LINE AND NATIVE PLANTINGS PROVIDE A NATURAL SOUND BUFFER FOR THE SURROUNDING COMMUNITY

**(5) LIGHTING:**

UPDATED EXTERIOR FIXTURES TO PROVIDE DOWN LIGHTING ONLY, UTILIZING DURABLE FIXTURES APPROPRIATE FOR A SALT WATER ENVIRONMENT, REMOVED ADDITIONAL FIXTURES FROM AREAS OF SITE DIRECTLY ADJACENT TO NEIGHBORHOODS



OVERALL LANDSCAPE SITE PLAN

# DEVELOPMENT SUMMARY

Number of Units .....	71
A1 (1 BR FLAT) .....	16
B1 (2 BR FLAT) .....	36
B2 (2 BR FLAT) .....	1
C1 (3 BR FLAT) .....	2
C2 (3 BR TOWN HOUSE) .....	16
Total Rentable SF .....	63,374 SF
Average SF Per Unit .....	892 SF
Parking Spaces .....	142 spaces
Parking Ratio .....	2 spaces/unit



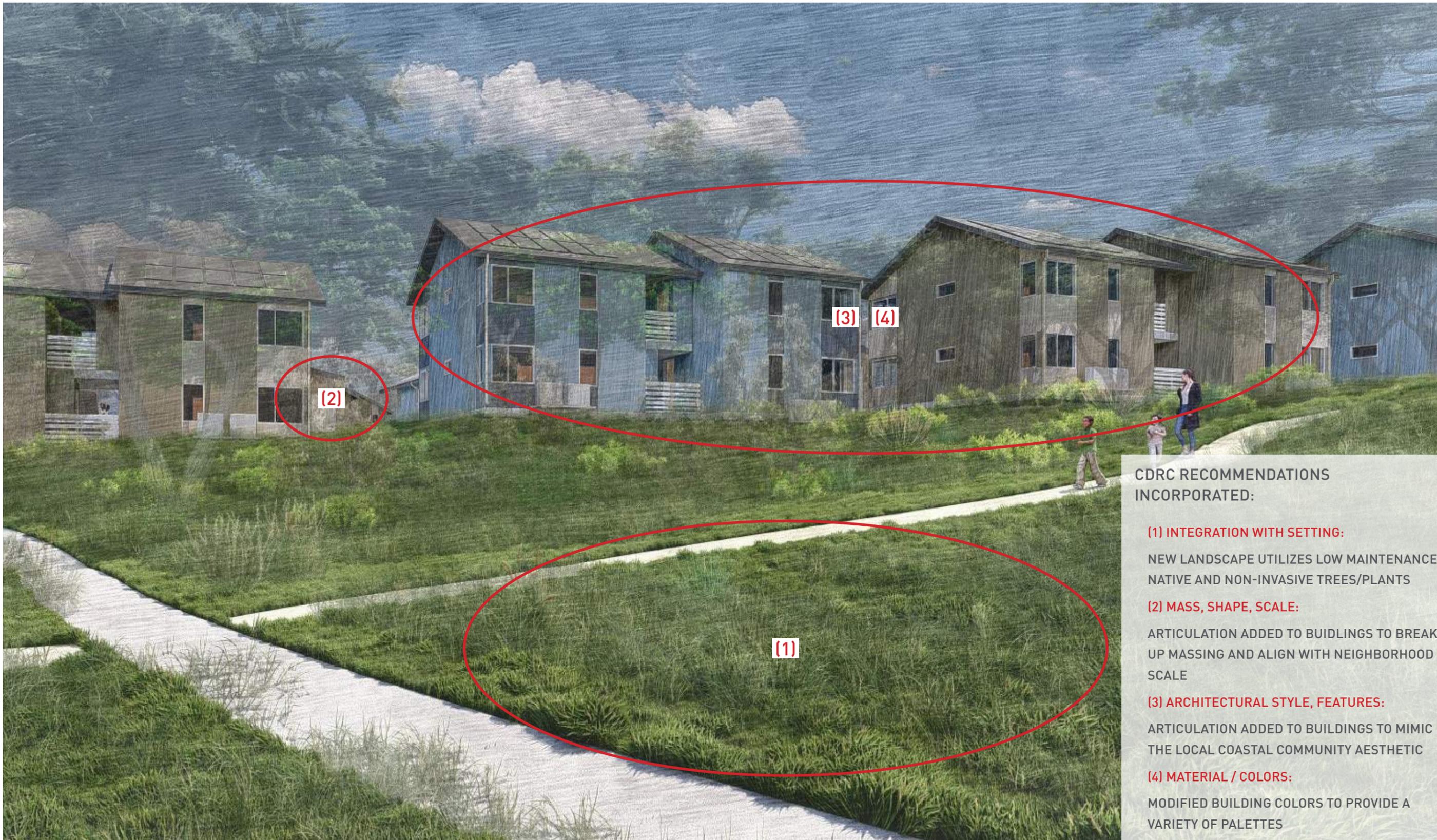
VIEW ENTERING THE SITE FROM CARLOS ST.



AERIAL VIEW, WITH LANDSCAPE



AERIAL VIEW, WITH LANDSCAPE



**CDRC RECOMMENDATIONS INCORPORATED:**

**(1) INTEGRATION WITH SETTING:**  
 NEW LANDSCAPE UTILIZES LOW MAINTENANCE, NATIVE AND NON-INVASIVE TREES/PLANTS

**(2) MASS, SHAPE, SCALE:**  
 ARTICULATION ADDED TO BUILDINGS TO BREAK UP MASSING AND ALIGN WITH NEIGHBORHOOD SCALE

**(3) ARCHITECTURAL STYLE, FEATURES:**  
 ARTICULATION ADDED TO BUILDINGS TO MIMIC THE LOCAL COASTAL COMMUNITY AESTHETIC

**(4) MATERIAL / COLORS:**  
 MODIFIED BUILDING COLORS TO PROVIDE A VARIETY OF PALETTES

VIEW A: SIERRA STREET VIEW, WITH TRANSPARENT LANDSCAPE



VIEW A: SIERRA STREET VIEW, WITH LANDSCAPE



**CDRC RECOMMENDATIONS INCORPORATED:**

**(1) INTEGRATION WITH SETTING:**  
 NEW LANDSCAPE UTILIZES LOW MAINTENANCE, NATIVE AND NON-INVASIVE TREES/PLANTS

**(2) ROOF, DESIGN, MASS:**  
 BUILDINGS OFF-SET FROM EACH OTHER TO CREATE VISUAL SEPARATION AND BREAK UP MASSING

**(3) MATERIAL / COLORS:**  
 MODIFIED BUILDING COLORS TO PROVIDE A VARIETY OF PALETTES, EMPHASIZE OFF-SET AND VISUAL SEPARATION

VIEW B: ENTRY DRIVE AND COMMUNITY BUILDING, LOOKING NORTHEAST WITH TRANSPARENT LANDSCAPE



VIEW B: ENTRY DRIVE AND COMMUNITY BUILDING, LOOKING NORTHEAST WITH LANDSCAPE



**CDRC RECOMMENDATIONS INCORPORATED:**

**(1) INTEGRATION WITH SETTING:**

NEW LANDSCAPE UTILIZES LOW MAINTENANCE, NATIVE AND NON-INVASIVE TREES/PLANTS

**(2) MASS, SHAPE, SCALE:**

RECESSED LARGER BUILDINGS INTO THE LANDSCAPE TO LIMIT VISUAL IMPACT ON NEIGHBORHOOD VIEW CORRIDORS

**(3) MATERIAL / COLORS:**

MODIFIED BUILDING COLORS TO PROVIDE A VARIETY OF PALETTES, EMPHASIZE OFF-SET AND VISUAL SEPARATION

VIEW C: FROM LINCOLN STREET, LOOKING SOUTHWEST, WITH TRANSPARENT LANDSCAPE



VIEW C: FROM LINCOLN STREET, LOOKING SOUTHWEST, WITH LANDSCAPE

# MATERIAL PALETTE

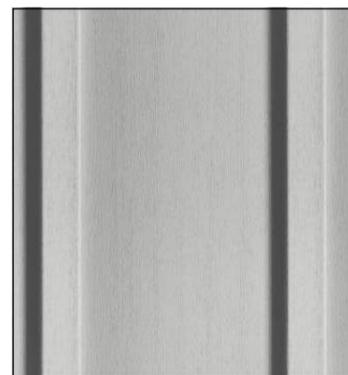
[UPDATED SHEET G0.04 OF  
2022 COASTAL DEVELOPMENT PERMIT]



1 Horizontal Cement Board, 9" Exposure Widths, Smooth Painted Finish



2 Horizontal Cement Board, 6" Exposure Widths, Smooth Painted Finish



3 Fiber Cement Board + Batten Siding, Variable Exposure Widths, Painted Finish



4 Certainteed Solaris Composite Shingle Roof, in Birchwood Color



5 VPI Vinyl Windows, White Finish at Residential building, Dark Bronze Finish at Community Building



6 Solid Core Wood Entry Door With Single Panel Embossed Pattern, Painted



7 Wall Mounted Exterior Light Fixture



8 Pole Mounted Exterior Lamp Fixture

# COLOR PALETTE

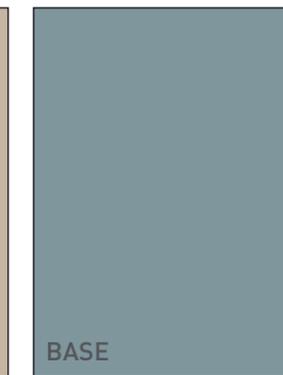
## HOUSING SIDING



A COUNTRY TWEED SW 9519



B PAVILION BEIGE SW 7512



C WHIRLPOOL SW 9135



D SEA MARINER SW 9640

## COMMUNITY BUILDING



E PEARL OYSTER KM4577-1



F ZIN CLUSTER KMA70-5

### CDRC RECOMMENDATIONS INCORPORATED:

**(1) MATERIAL / COLORS:**

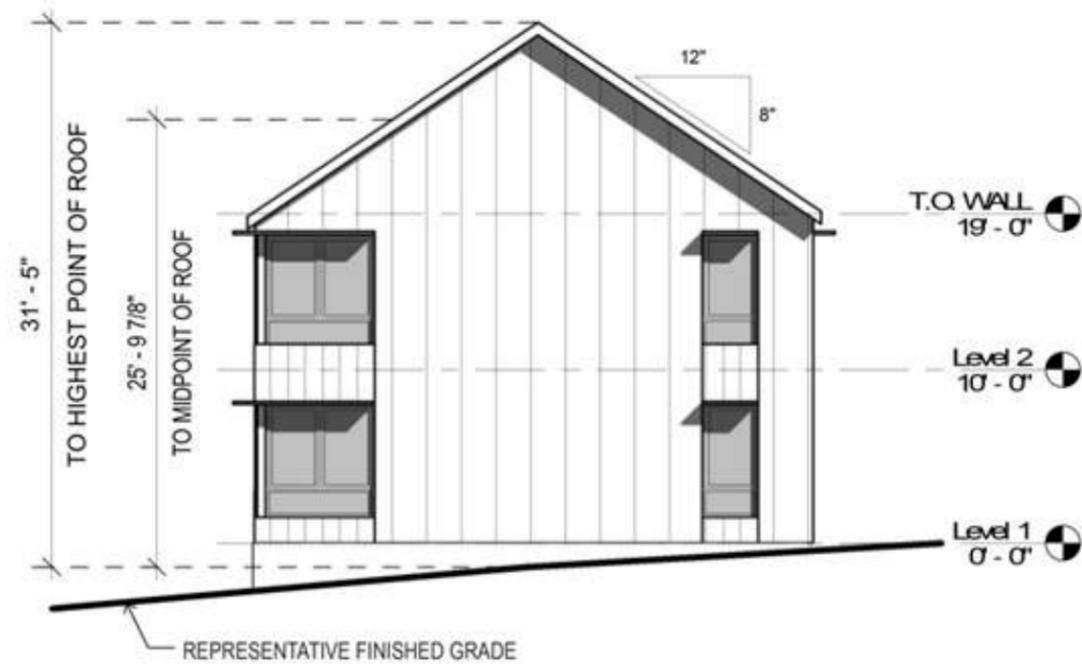
MODIFIED BUILDING COLORS TO PROVIDE A VARIETY OF PALETTES, UTILIZED NEUTRAL TONES TO BLEND WITH NEIGHBORHOOD CONTEXT

**(2) LIGHTING:**

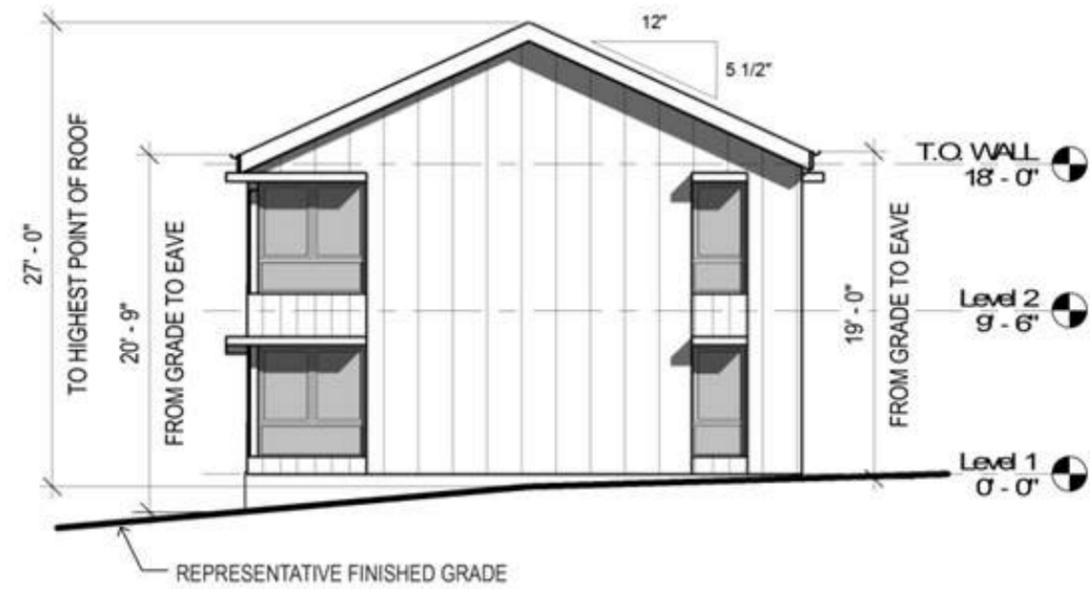
UPDATED EXTERIOR FIXTURES TO PROVIDE DOWN LIGHTING ONLY, UTILIZING DURABLE FIXTURES APPROPRIATE FOR A SALT WATER ENVIRONMENT, REMOVED ADDITIONAL FIXTURES FROM AREAS OF SITE DIRECTLY ADJACENT TO NEIGHBORHOODS

# BUILDING HEIGHT

REDUCED ALL BUILDING HEIGHTS TO A MAXIMUM OF 28 FEET



SUBMITTED (JAN 2020)



REVISED (JUNE 2020)

(NOT TO SCALE)

# BUILDING TYPE D PLAN & ELEVATION

[SHEET A4.07 OF  
2022 COASTAL DEVELOPMENT PERMIT]

## CDRC RECOMMENDATIONS INCORPORATED:

### (1) COMPLEMENT OTHER STRUCTURES:

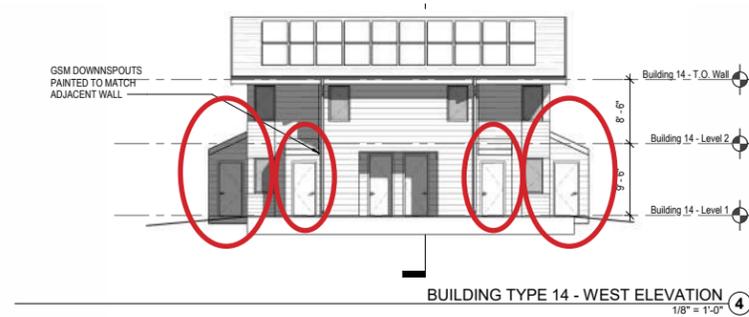
### (2) MASS, SHAPE, SCALE:

### (3) ARCHITECTURAL STYLE, FEATURES:

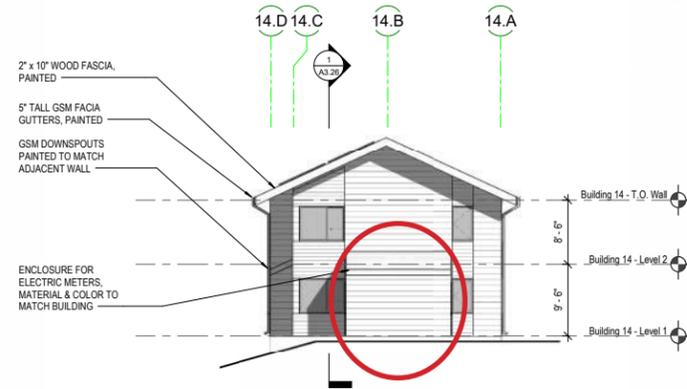
ARTICULATION ADDED TO BUILDINGS TO BREAK UP MASSING, ARTICULATE THE FACADE, INCREASE VARIATION, MIMIC THE LOCAL COASTAL COMMUNITY AESTHETIC AND ALIGN WITH NEIGHBORHOOD SCALE

### (4) MATERIAL / COLORS:

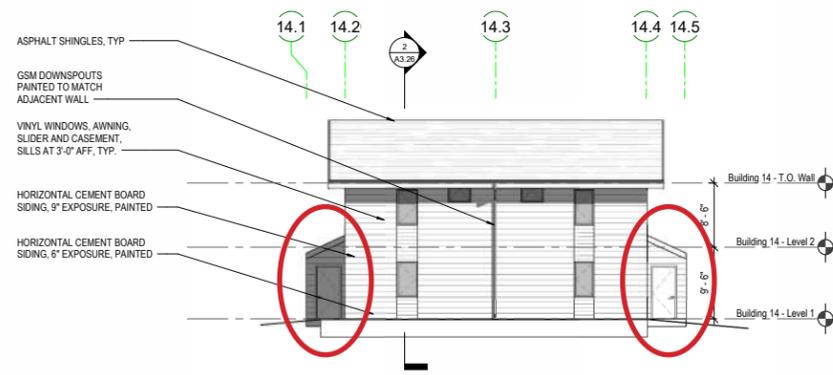
MODIFIED BUILDING COLORS TO PROVIDE A VARIETY OF PAlettes (COLORS SHOWN IN RENDERINGS)



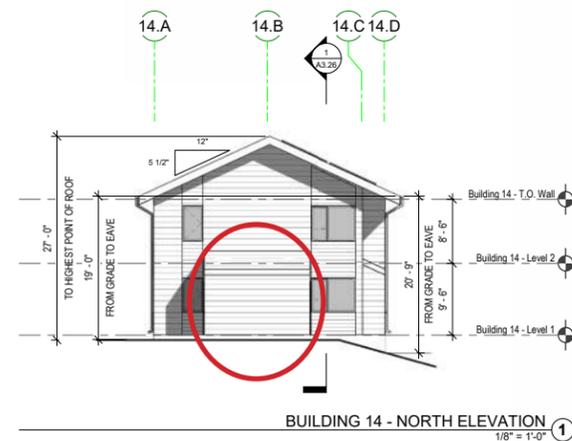
BUILDING TYPE 14 - WEST ELEVATION  
1/8" = 1'-0"



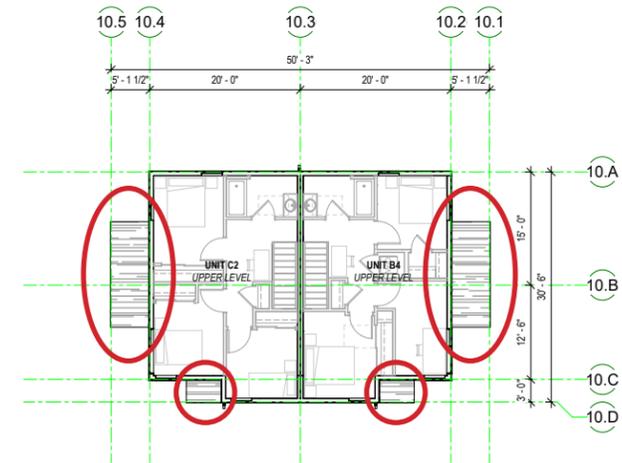
BUILDING 14 - SOUTH ELEVATION  
1/8" = 1'-0"



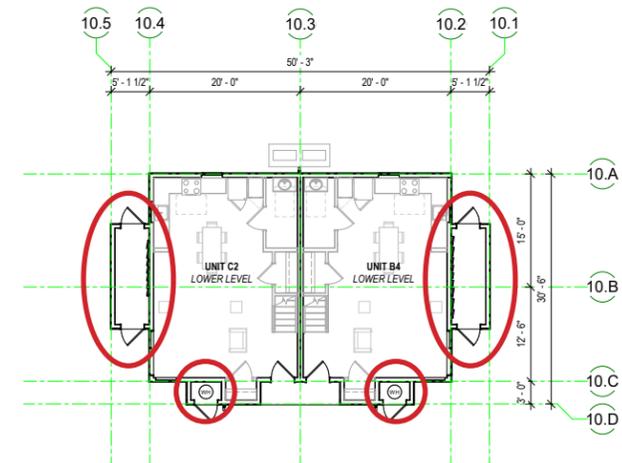
BUILDING 14 - EAST ELEVATION  
1/8" = 1'-0"



BUILDING 14 - NORTH ELEVATION  
1/8" = 1'-0"



BUILDING 10 - LEVEL 2 FLOOR PLAN  
1/8" = 1'-0"



BUILDING 10 - LEVEL 1 FLOOR PLAN  
1/8" = 1'-0"

(NOT TO SCALE)

# BUILDING TYPE C1 PLAN & ELEVATION

[SHEET A4.05 OF  
2022 COASTAL DEVELOPMENT PERMIT]

## CDRC RECOMMENDATIONS INCORPORATED:

### (1) COMPLEMENT OTHER STRUCTURES:

### (2) MASS, SHAPE, SCALE:

### (3) ARCHITECTURAL STYLE, FEATURES:

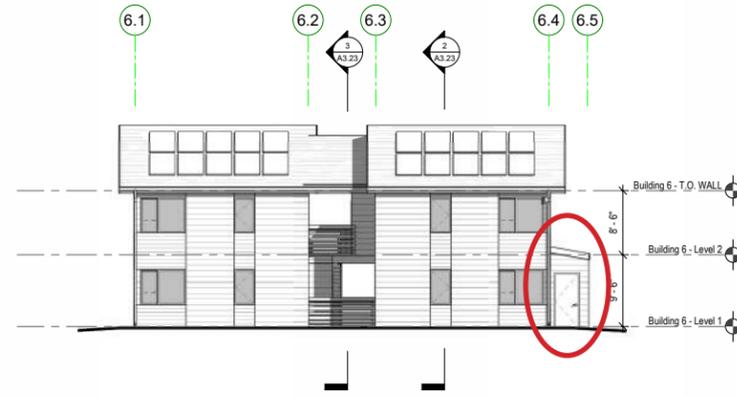
ARTICULATION ADDED TO BUILDINGS TO BREAK UP MASSING, ARTICULATE THE FACADE, INCREASE VARIATION, MIMIC THE LOCAL COASTAL COMMUNITY AESTHETIC AND ALIGN WITH NEIGHBORHOOD SCALE

### (4) MATERIAL / COLORS:

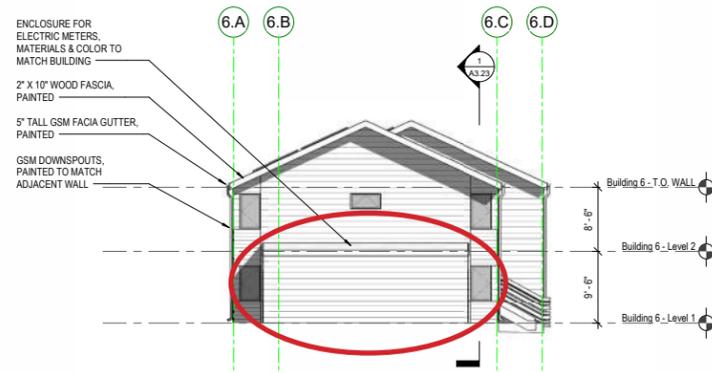
MODIFIED BUILDING COLORS TO PROVIDE A VARIETY OF PALETTES (COLORS SHOWN IN RENDERINGS)



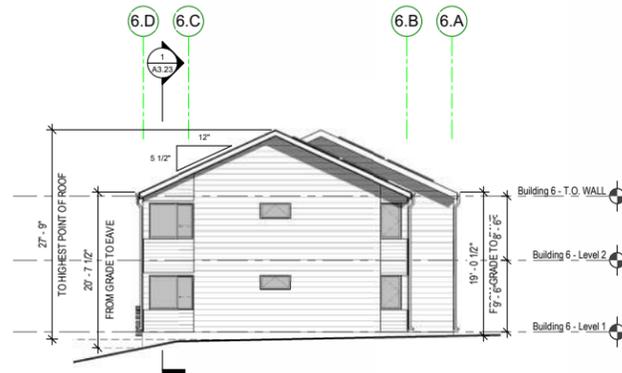
BUILDING 6 - NORTH ELEVATION ④  
1/8" = 1'-0"



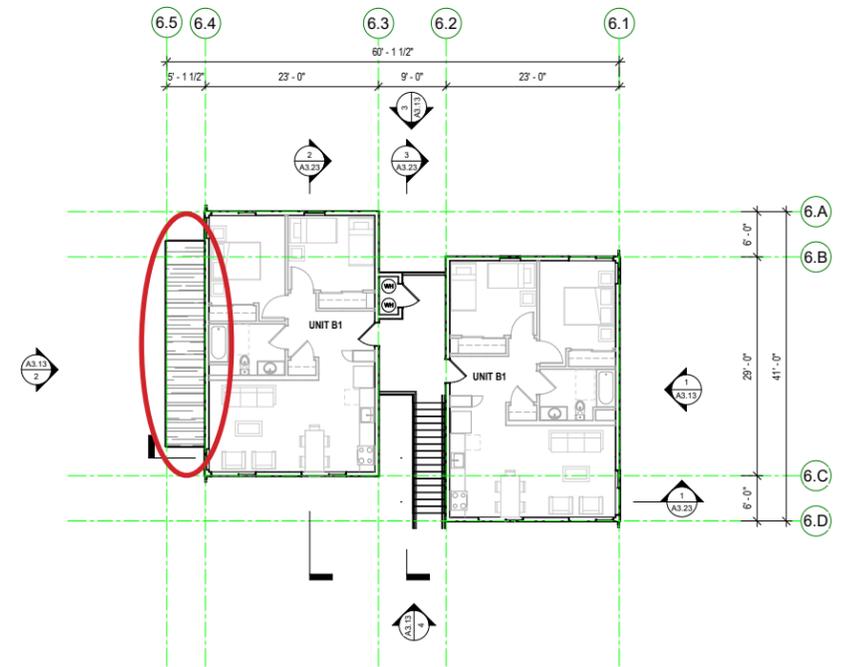
BUILDING 6 - SOUTH ELEVATION ③  
1/8" = 1'-0"



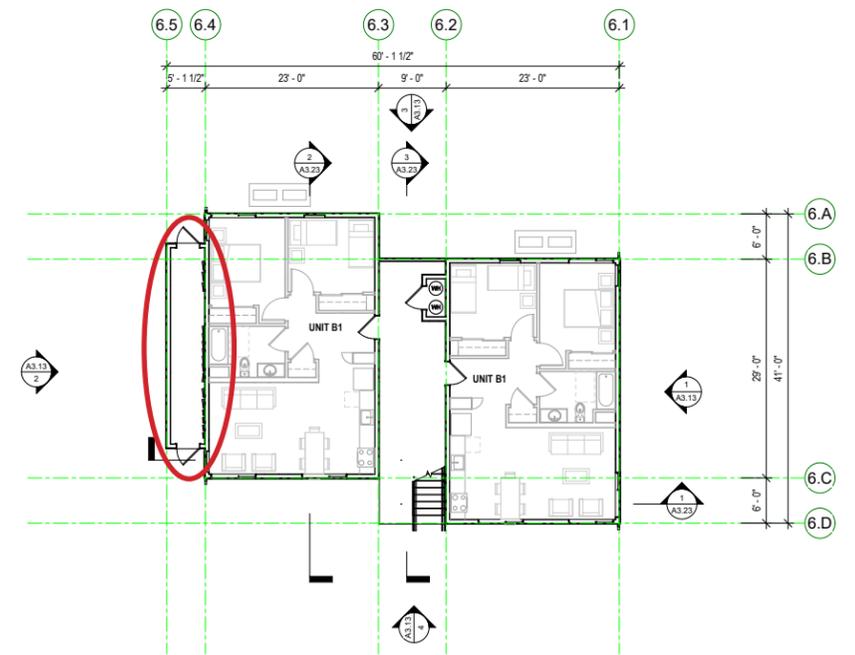
BUILDING 6 - EAST ELEVATION ②  
1/8" = 1'-0"



BUILDING 6 - WEST ELEVATION ①  
1/8" = 1'-0"



BUILDING 6 - LEVEL 2 FLOOR PLAN (BLDG. 3 & 5 SIM.) ②  
1/8" = 1'-0"



BUILDING 6 - LEVEL 1 FLOOR PLAN (BLDG. 3 & 5 SIM.) ①  
1/8" = 1'-0"

(NOT TO SCALE)

# BUILDING TYPE A PLAN & ELEVATION

[SHEETS A4.01 & A4.02 OF  
2022 COASTAL DEVELOPMENT PERMIT]

CDRC RECOMMENDATIONS  
INCORPORATED:

(1) COMPLEMENT OTHER STRUCTURES:

(2) MASS, SHAPE, SCALE:

(3) ARCHITECTURAL STYLE, FEATURES:

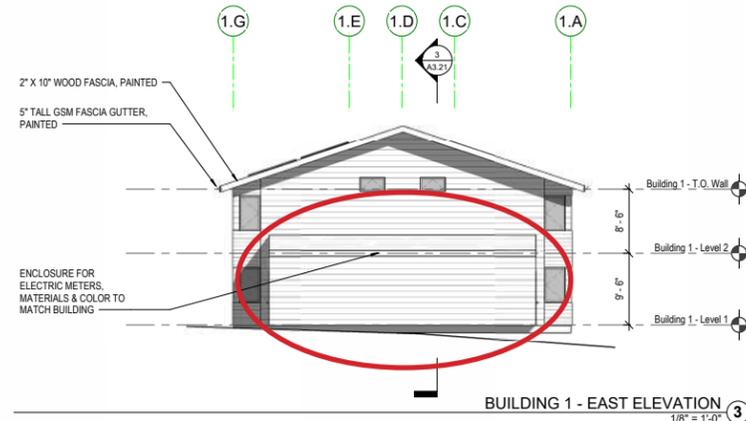
ARTICULATION ADDED TO BUILDINGS  
TO BREAK UP MASSING, ARTICULATE  
THE FACADE, INCREASE VARIATION,  
MIMIC THE LOCAL COASTAL  
COMMUNITY AESTHETIC AND ALIGN  
WITH NEIGHBORHOOD SCALE

(4) MATERIAL / COLORS:

MODIFIED BUILDING COLORS TO  
PROVIDE A VARIETY OF PALETTES  
(COLORS SHOWN IN RENDERINGS)



BUILDING 1 - WEST ELEVATION  
1/8" = 1'-0" 4



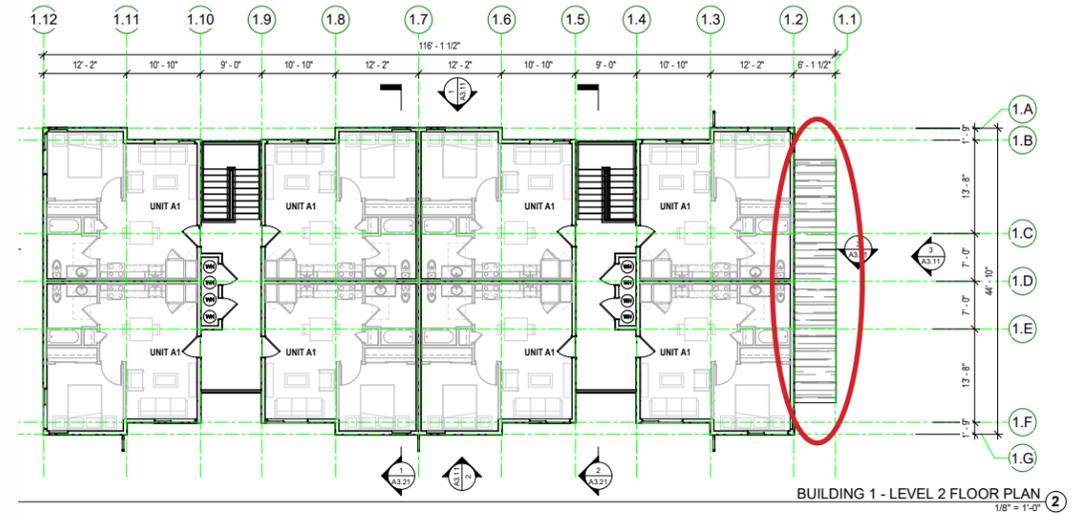
BUILDING 1 - EAST ELEVATION  
1/8" = 1'-0" 3



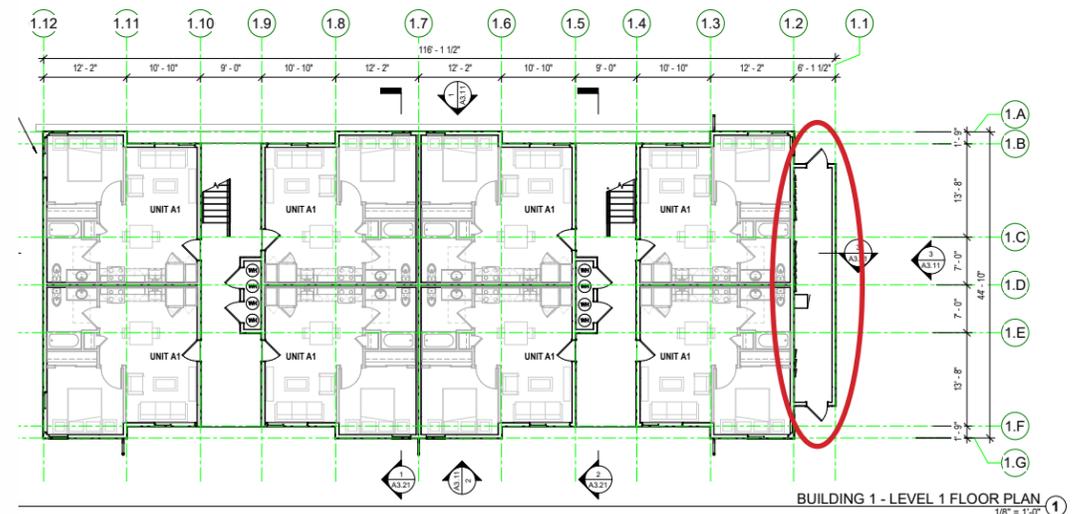
BUILDING 1 - SOUTH ELEVATION  
1/8" = 1'-0" 2



BUILDING 1 - NORTH ELEVATION  
1/8" = 1'-0" 1



BUILDING 1 - LEVEL 2 FLOOR PLAN  
1/8" = 1'-0" 2



BUILDING 1 - LEVEL 1 FLOOR PLAN  
1/8" = 1'-0" 1

(NOT TO SCALE)

# COMMUNITY BUILDING PLAN & ELEVATION

[SHEET A4.10 OF  
2022 COASTAL DEVELOPMENT PERMIT]

## CDRC RECOMMENDATIONS INCORPORATED:

(1) COMPLEMENT OTHER STRUCTURES:

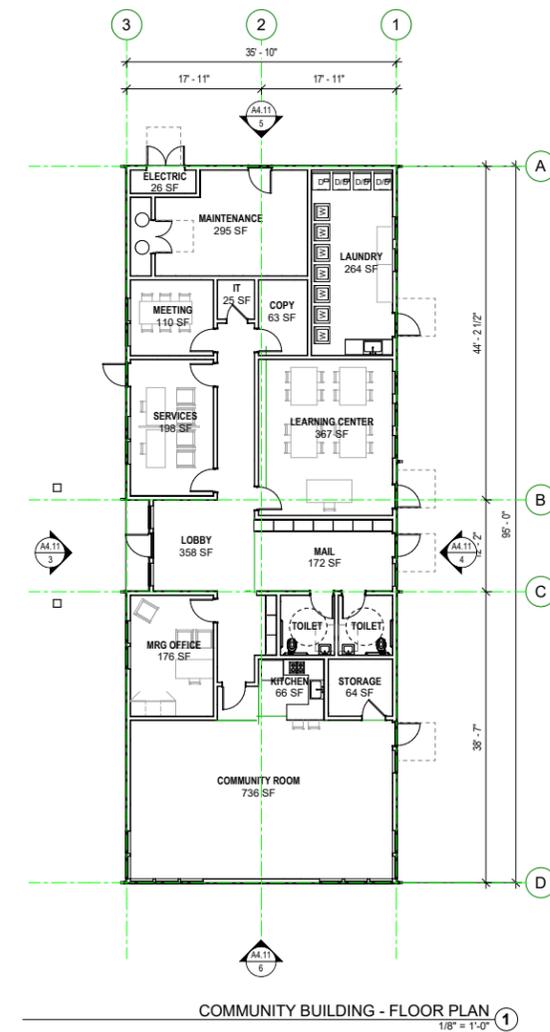
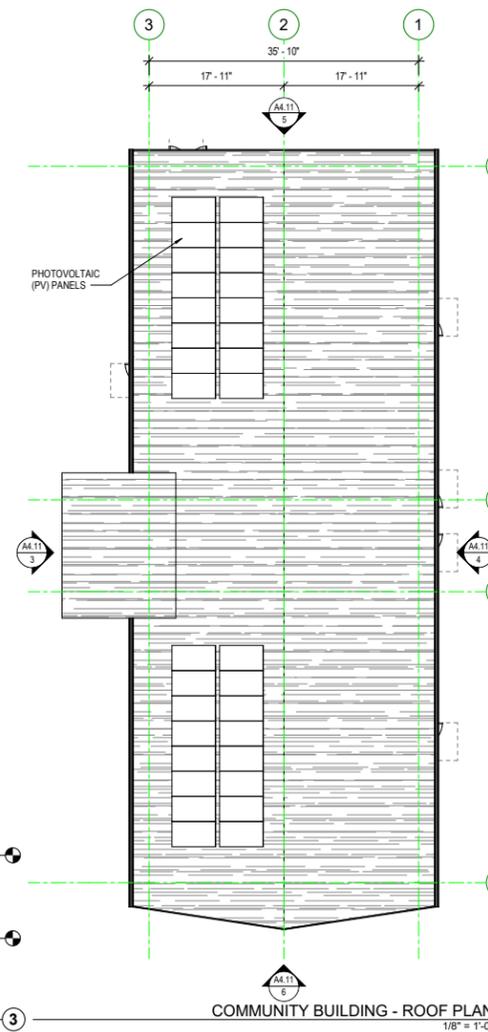
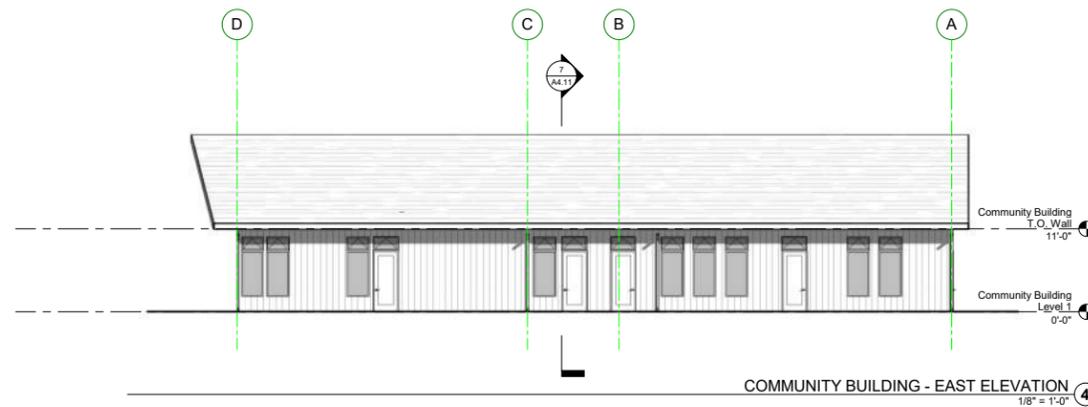
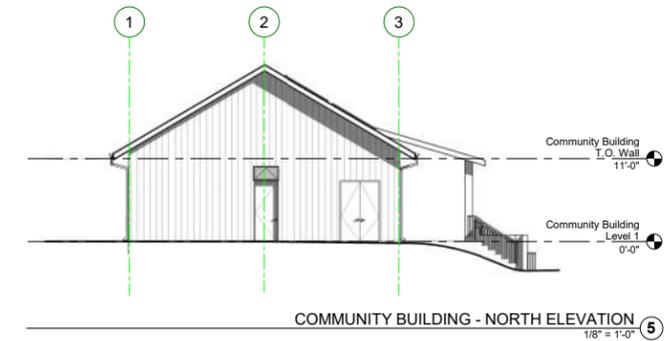
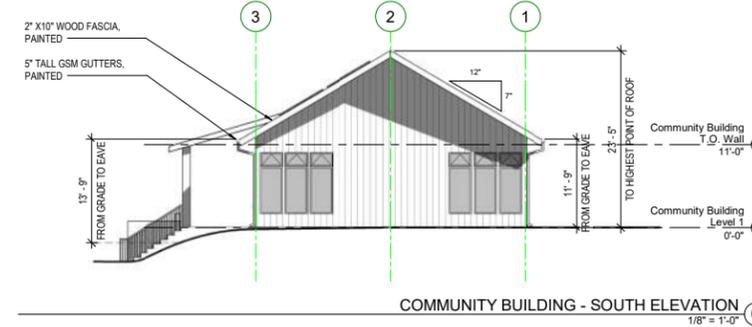
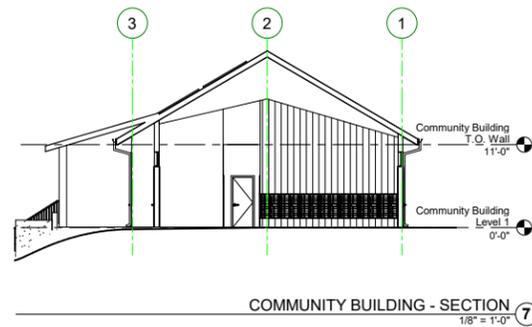
(2) MASS, SHAPE, SCALE:

(3) ARCHITECTURAL STYLE, FEATURES:

ARTICULATION ADDED TO BUILDINGS  
TO BREAK UP MASSING, ARTICULATE  
THE FACADE, INCREASE VARIATION,  
MIMIC THE LOCAL COASTAL  
COMMUNITY AESTHETIC AND ALIGN  
WITH NEIGHBORHOOD SCALE

(4) MATERIAL / COLORS:

MODIFIED BUILDING COLORS TO  
PROVIDE A VARIETY OF PALETTES  
(COLORS SHOWN IN RENDERINGS)



(NOT TO SCALE)



**THANK YOU**  
QUESTIONS & COMMENTS

**PYATOK**

 **MidPen**  
HOUSING



# APPENDIX

**PYATOK**

 **MidPen**  
HOUSING

# STORY POLE IMAGES

[CURRENT PROPOSED DESIGN]



CARLOS STREET STORY POLES



LINCOLN STREET STORY POLES



SIERRA STREET STORY POLES



**PYATOK**  
 1611 TELEGRAPH AVE. SUITE 200  
 OAKLAND, CA 94612  
 510.465.7010 p | 510.465.8575 f  
 www.pyatok.com

MIDPEN HOUSING  
 303 Vintage Park Drive, Suite 250  
 Foster City, CA 94404

**JONI L. JANECKI & ASSOCIATES**  
 515 SWIFT ST. SANTA CRUZ CA 95060  
 PHONE 831.423.8943 | WWW.JLJA.COM  
 California Landscape Architect License 2145

**CYPRESS POINT FAMILY COMMUNITY**  
 Carlos Way, Moss Beach

STAMP:

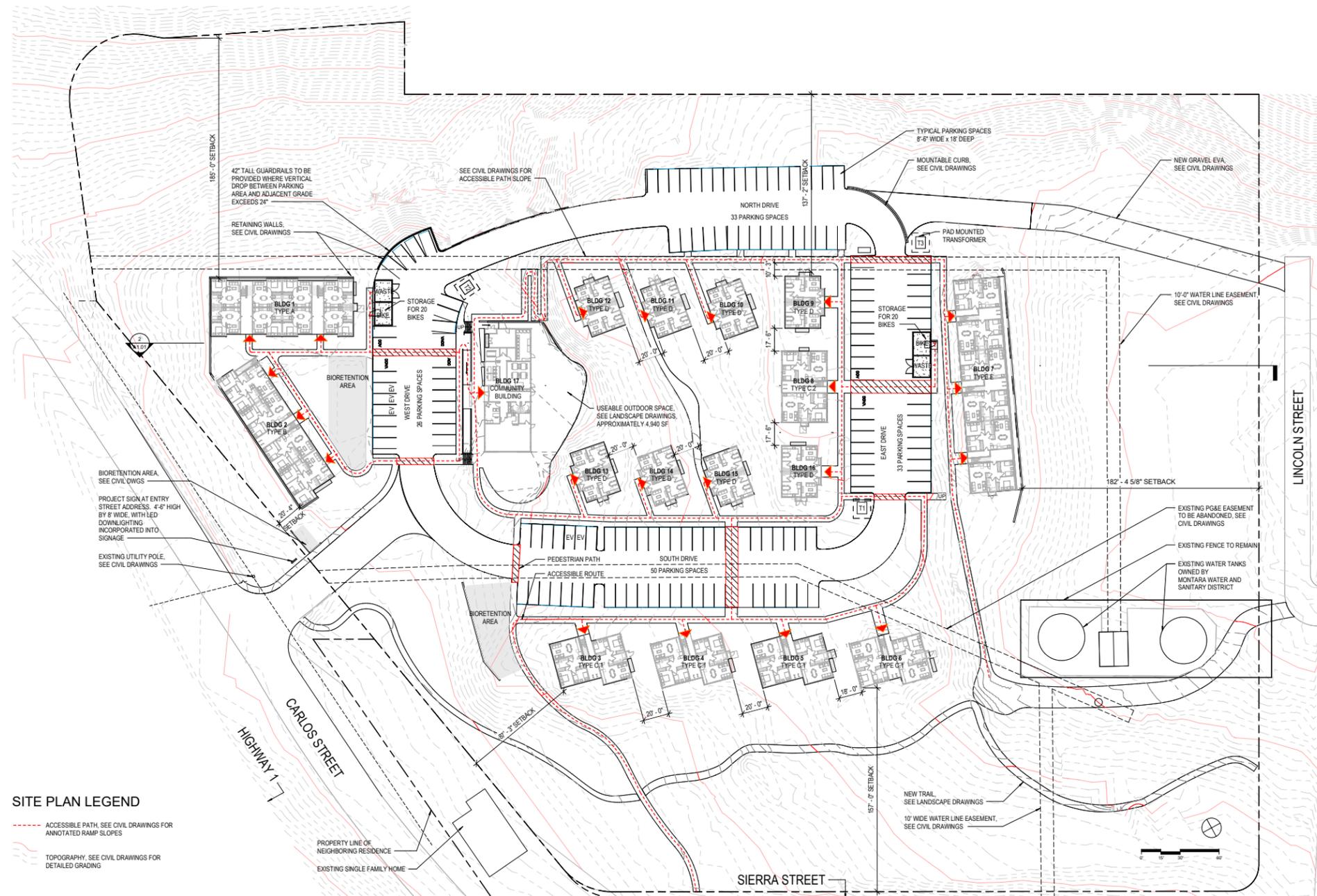
REVISION SCHEDULE		
NO.	ISSUE	DATE
1	Final Review	05/15/22
2	Final Review	05/17/22
3	Final Review	05/17/22
4	Final Review	05/17/22

JOB NUMBER: 1603  
 DRAWN BY: DMNO  
 CHECKED BY: OL  
 DATE: 05/19/22  
 SCALE: 1" = 30'-0"

TITLE: **OVERALL LANDSCAPE SITE PLAN**

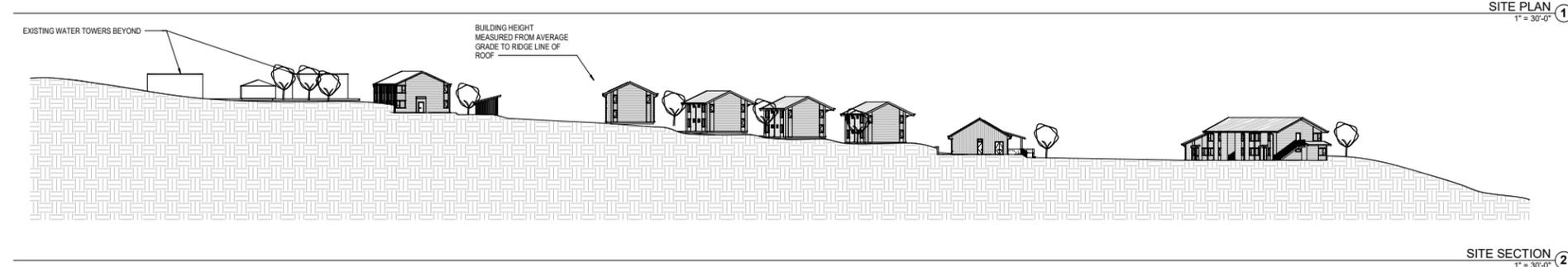
SHEET: **L1.00**

OVERALL LANDSCAPE SITE PLAN



**SITE PLAN LEGEND**

- ACCESSIBLE PATH. SEE CIVIL DRAWINGS FOR ANNOTATED RAMP SLOPES
- TOPOGRAPHY. SEE CIVIL DRAWINGS FOR DETAILED GRADING
- PROPERTY LINE OF NEIGHBORING RESIDENCE
- EXISTING SINGLE FAMILY HOME



**SITE PLAN 1**  
1" = 30'-0"

**SITE SECTION 2**  
1" = 30'-0"

**PYATOK**  
1611 TELEGRAPH AVE. SUITE 200  
OAKLAND, CA 94612  
510.465.7010 | 510.465.8575 f  
www.pyatok.com

MIDPEN HOUSING  
303 Vintage Park Drive, Suite 250  
Foster City, CA 94404

**CYPRESS POINT FAMILY COMMUNITY**  
Carlos Street, Moss Beach

STAMP:

REVISION SCHEDULE		
NO.	ISSUE	DATE

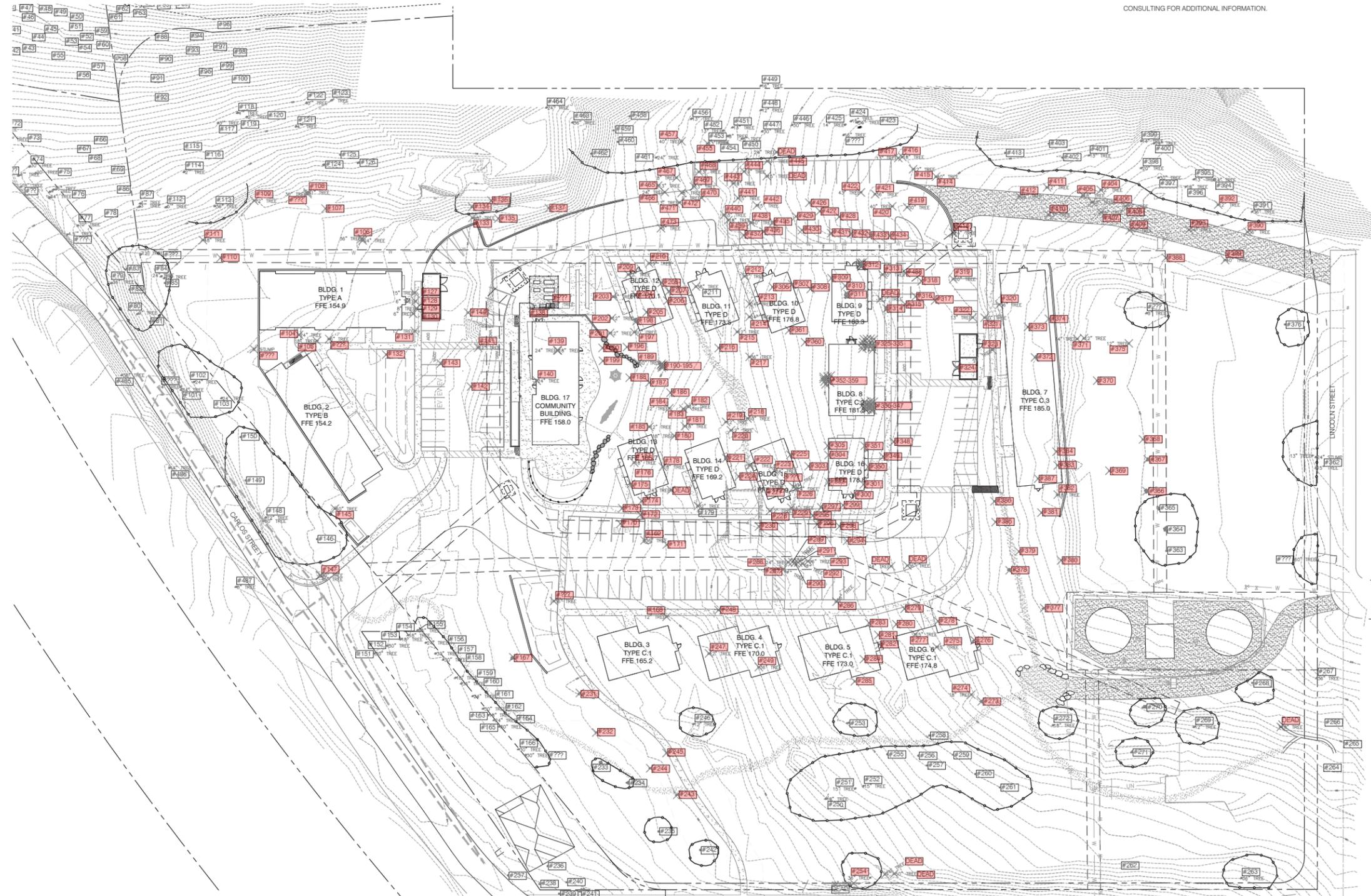
JOB NUMBER: 1603  
DRAWN BY: GP/SC  
CHECKED BY: PW  
DATE: June 24, 2022  
SCALE: 1" = 30'-0"  
TITLE: SITE PLAN + SECTION

SHEET:  
**A1.01**

**OVERALL ARCHITECTURAL SITE PLAN**

# TREE REMOVAL PLAN

[CURRENT PROPOSED DESIGN]



(NOT TO SCALE)

# TREE REMOVAL LIST

[CURRENT PROPOSED DESIGN]

## TREE SUMMARY:

PROPOSED NUMBER OF EXISTING TREES TO REMAIN: 193

PROPOSED NUMBER OF EXISTING TREES TO BE REMOVED: 295

### EXISTING TREE TO BE REMOVED

TREE NUMBER	SPECIES	TRUNK DIAMETER (INCHES)
101	MONTEREY CYPRESS	36
102	MONTEREY CYPRESS	16
103	MONTEREY CYPRESS	27
104	MONTEREY CYPRESS	22
105	MONTEREY PINE	24
106	MONTEREY CYPRESS	40,10,10,7,7,6,5
107	MONTEREY CYPRESS	14
108	MONTEREY CYPRESS	42
109	MONTEREY CYPRESS	48,36,26,20,18,17,16,12,12
110	MONTEREY PINE	10
111	MONTEREY CYPRESS	48
127	MONTEREY PINE	17
128	MONTEREY PINE	7
129	MONTEREY PINE	10
130	MONTEREY PINE	8,5
131	MONTEREY PINE	11,7
132	MONTEREY PINE	9
133	MONTEREY PINE	35,28,17
134	MONTEREY PINE	14,11
135	MONTEREY PINE	12
136	MONTEREY PINE	10
137	MONTEREY PINE	23
138	MONTEREY PINE	18
139	MONTEREY PINE	24
140	MONTEREY PINE	18
141	MONTEREY PINE	14
142	MONTEREY PINE	8
143	MONTEREY PINE	10,6,5
144	MONTEREY PINE	6
145	MONTEREY PINE	48,28,28,22,20
146	MONTEREY PINE	11
147	MONTEREY CYPRESS	28,17,13,10,10,8,8,8
150	MONTEREY PINE	16
167	ITALIAN STONE PINE	13,12,11,10
168	MONTEREY CYPRESS	19,19,15,14,14,13,12,12,10,9,7,7
169	MONTEREY CYPRESS	25
170	MONTEREY PINE	8
171	MONTEREY PINE	9
172	MONTEREY PINE	14
173	MONTEREY PINE	11
174	MONTEREY PINE	14
175	MONTEREY PINE	8
176	MONTEREY PINE	18
177	MONTEREY PINE	16
178	MONTEREY PINE	17
179	MONTEREY PINE	17
180	MONTEREY PINE	17
181	MONTEREY PINE	16
182	MONTEREY PINE	12
183	MONTEREY PINE	8
184	MONTEREY PINE	15
185	MONTEREY PINE	15
186	MONTEREY PINE	11
187	MONTEREY PINE	9
188	MONTEREY PINE	11
189	MONTEREY CYPRESS	21,16,15,15,14,10,10
190	MONTEREY PINE	15
191	MONTEREY PINE	8
192	MONTEREY PINE	10
193	MONTEREY PINE	14
194	MONTEREY PINE	14
195	MONTEREY PINE	13
196	MONTEREY PINE	11
197	MONTEREY PINE	15
198	MONTEREY CYPRESS	28,24,16,12,9
199	MONTEREY PINE	8
200	MONTEREY PINE	6
201	MONTEREY PINE	14,8
202	MONTEREY PINE	14
203	MONTEREY PINE	6
204	MONTEREY PINE	7

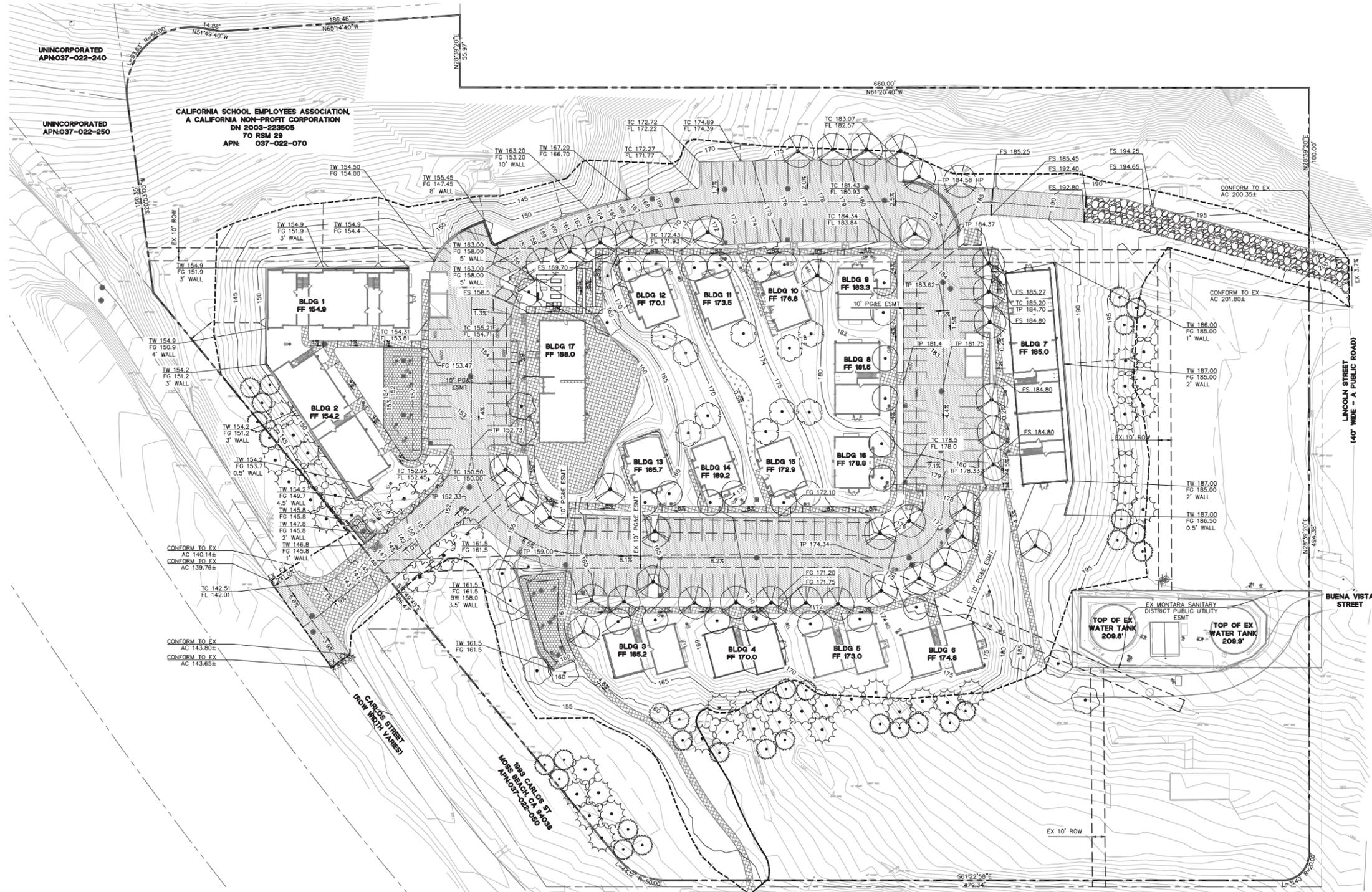
205	MONTEREY PINE	10
206	MONTEREY PINE	9
207	MONTEREY PINE	13
208	MONTEREY PINE	11
209	MONTEREY PINE	13
210	MONTEREY PINE	18
211	MONTEREY CYPRESS	24,24,22,18,13,13,12,8
212	MONTEREY PINE	9
213	MONTEREY PINE	16,11
214	MONTEREY PINE	17,15,8
215	MONTEREY CYPRESS	10,5,5,5,5
216	MONTEREY PINE	9
217	MONTEREY PINE	22,18
218	MONTEREY CYPRESS	60
219	MONTEREY PINE	12
220	MONTEREY PINE	9
221	MONTEREY CYPRESS	9,4,3,2
222	MONTEREY PINE	16,10,9,8,6
223	MONTEREY PINE	16
224	MONTEREY PINE	19
225	MONTEREY PINE	18
226	MONTEREY CYPRESS	18
227	MONTEREY CYPRESS	8
228	MONTEREY PINE	13
229	MONTEREY CYPRESS	17,7
230	MONTEREY PINE	8
231	MONTEREY PINE	13,9
232	MONTEREY PINE	7
243	MONTEREY PINE	10,9
242	ITALIAN STONE PINE	6
244	MONTEREY PINE	6,3
245	MONTEREY PINE	6
246	MONTEREY PINE	19
247	MONTEREY PINE	7,4
248	MONTEREY PINE	14,11
249	MONTEREY CYPRESS	19,18,12,12,7,6,6,5,5,4,4,4,4
253	MONTEREY PINE	21,11
273	MONTEREY PINE	22,13,11
274	MONTEREY PINE	26,10,6
275	MONTEREY PINE	25,9
276	MONTEREY PINE	9,8
277	MONTEREY PINE	20
278	MONTEREY PINE	6
279	MONTEREY PINE	8
280	MONTEREY PINE	11
281	MONTEREY PINE	7
282	MONTEREY PINE	7
283	MONTEREY PINE	7
284	MONTEREY PINE	22
285	MONTEREY PINE	10
286	MONTEREY CYPRESS	26,13,13,6,6
287	MONTEREY CYPRESS	38,30,28,26,13
288	MONTEREY CYPRESS	15,15
289	MONTEREY CYPRESS	22,20
290	MONTEREY CYPRESS	15
291	MONTEREY CYPRESS	14
292	MONTEREY CYPRESS	30,22,20
293	MONTEREY CYPRESS	34,30,28,27,24,12
294	MONTEREY CYPRESS	14
295	MONTEREY PINE	7
296	MONTEREY CYPRESS	6
297	MONTEREY CYPRESS	6,4
298	MONTEREY PINE	8
299	MONTEREY CYPRESS	7
300	MONTEREY CYPRESS	9
301	MONTEREY PINE	8
302	MONTEREY PINE	13
303	MONTEREY PINE	14
304	MONTEREY CYPRESS	38
305	MONTEREY PINE	22
306	MONTEREY PINE	7
307	MONTEREY CYPRESS	24
308	MONTEREY CYPRESS	29
309	MONTEREY CYPRESS	68
310	MONTEREY CYPRESS	25

311	MONTEREY CYPRESS	18,15,13,13,13,12,12,12
312	MONTEREY CYPRESS	20,13,6,6,6,5
313	MONTEREY PINE	15
314	MONTEREY CYPRESS	22,8,5,4
315	MONTEREY PINE	24
316	MONTEREY PINE	15
317	MONTEREY PINE	14
318	MONTEREY PINE	8
319	MONTEREY PINE	25
320	MONTEREY PINE	28
321	MONTEREY PINE	10
322	MONTEREY PINE	18
323	MONTEREY PINE	25
324	MONTEREY PINE	15,14,13
325	MONTEREY PINE	16
326	MONTEREY CYPRESS	15,14,7,6,4,4
327	MONTEREY CYPRESS	9,6
328	MONTEREY PINE	15
329	MONTEREY PINE	17
330	MONTEREY PINE	6
331	MONTEREY CYPRESS	6,5
332	MONTEREY CYPRESS	9,4
333	MONTEREY PINE	16
334	MONTEREY CYPRESS	8,5,5,4,3
335	MONTEREY PINE	21
336	MONTEREY PINE	9
337	MONTEREY CYPRESS	10
338	MONTEREY PINE	12
339	MONTEREY PINE	7
340	MONTEREY PINE	10
341	MONTEREY PINE	12
342	MONTEREY CYPRESS	20,10,7,7,6,6
343	MONTEREY CYPRESS	48,25,14,12,12
344	MONTEREY PINE	19
345	MONTEREY PINE	17
346	MONTEREY PINE	12
347	MONTEREY PINE	16
348	MONTEREY PINE	6
349	MONTEREY PINE	8
350	MONTEREY PINE	6
351	MONTEREY PINE	7
352	MONTEREY PINE	10
353	MONTEREY PINE	6
354	MONTEREY CYPRESS	7
355	MONTEREY PINE	12
356	MONTEREY PINE	16
357	MONTEREY CYPRESS	9,8,4
358	MONTEREY CYPRESS	9
359	MONTEREY PINE	7
360	MONTEREY PINE	10
361	MONTEREY CYPRESS	6
366	MONTEREY CYPRESS	7,6,4,4,3,3
367	MONTEREY CYPRESS	6,4,2,2
368	MONTEREY CYPRESS	52
369	MONTEREY PINE	18
370	MONTEREY PINE	12
371	MONTEREY PINE	20,18
372	MONTEREY PINE	8,7,5
373	MONTEREY PINE	10
374	MONTEREY PINE	9
375	MONTEREY PINE	24
377	MONTEREY PINE	6,3
378	MONTEREY PINE	22,9,8,6,6
379	MONTEREY PINE	12
380	MONTEREY PINE	22
381	MONTEREY PINE	9
382	MONTEREY PINE	24
383	MONTEREY PINE	6
384	MONTEREY PINE	7
385	MONTEREY PINE	6
386	MONTEREY PINE	7
387	MONTEREY PINE	6
388	MONTEREY PINE	7
389	MONTEREY PINE	34,18,17,12,10
390	MONTEREY PINE	36
391	MONTEREY PINE	36

392	MONTEREY PINE	13
393	MONTEREY PINE	26
394	MONTEREY PINE	17
395	MONTEREY PINE	16
396	MONTEREY PINE	17
397	MONTEREY PINE	25
398	MONTEREY PINE	19
401	MONTEREY PINE	13
402	MONTEREY PINE	26
404	MONTEREY PINE	13
405	MONTEREY PINE	19
406	MONTEREY PINE	17
407	MONTEREY PINE	19,10,7
408	MONTEREY PINE	20
409	MONTEREY PINE	24
410	MONTEREY PINE	16
411	MONTEREY PINE	10
412	MONTEREY PINE	40
413	MYOPORUM	10
414	MONTEREY PINE	45
415	MONTEREY PINE	14
416	MONTEREY PINE	27
417	MONTEREY PINE	17
418	MONTEREY PINE	22
419	MONTEREY PINE	35
420	MONTEREY PINE	44
421	MONTEREY PINE	38
422	MONTEREY PINE	25,16
423	MONTEREY PINE	38
424	MONTEREY PINE	15
425	MONTEREY PINE	28
426	MONTEREY PINE	-
427	MONTEREY PINE	6
428	MONTEREY PINE	8
429	MONTEREY PINE	7
430	MONTEREY CYPRESS	8
431	MONTEREY PINE	10
432	MONTEREY PINE	7
433	MONTEREY CYPRESS	8
434	MONTEREY PINE	7
435	MONTEREY PINE	18
436	MONTEREY CYPRESS	8
437	MONTEREY PINE	9
438	MONTEREY CYPRESS	24,18,15,12,12,6,6,6
439	MONTEREY PINE	20
440	MONTEREY CYPRESS	19
441	MONTEREY CYPRESS	15
442	MONTEREY PINE	9
443	MONTEREY PINE	23
444	MONTEREY PINE	16
445	MONTEREY PINE	10
447	MONTEREY PINE	30
448	MONTEREY PINE	13
450	MONTEREY PINE	10
451	MONTEREY PINE	14
452	MONTEREY PINE	18
453	MONTEREY PINE	6
454	MONTEREY PINE	8
455	MONTEREY PINE	18
456	MONTEREY PINE	18
457	MONTEREY PINE	33,28,24
461	MONTEREY PINE	23
462	MONTEREY PINE	45
465	MONTEREY PINE	17
466	MONTEREY PINE	24
467	MONTEREY PINE	12
468	MONTEREY PINE	18
469	MONTEREY PINE	16
470	MONTEREY PINE	8
471	MONTEREY PINE	18
472	MONTEREY PINE	9
473	MONTEREY PINE	6
488	MONTEREY PINE	18

# SITE GRADING PLAN

[SHEET C2.0 OF  
2022 COASTAL DEVELOPMENT PERMIT]



(NOT TO SCALE)

# SITE LIGHTING PLAN

[CURRENT PROPOSED DESIGN]

CALLOUT	SYMBOL	LAMP	DESCRIPTION	BALLAST	MOUNTING	MODEL	INPUT VA	VOLTS	NOTES
S1-4		(2) 57W LED 4000K	PREVALE AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 3000K LENS AT 60° STANDARD LUMENS AND TYPE IV OPTICS WITH HOUSE SIDE SHIELD, BRONZE PAINTED FINISH	DIMMING 0-10V	14" SQUARE STEEL POLE, 4" SQUARE WITH CONCRETE BASE	EATON STREETWORKS USSL-C01-D-U-T4-BZ-7030-HSS	57	120V 1P 2W	SITE LIGHTING PARKING LOT. SUITABLE FOR WET LOCATIONS. MOTION SENSOR.
S2		(1) 48W LED 4000K	PEDESTRIAN SCALE POLE LIGHT, FROSTED LENS, TYPE III DISTRIBUTION, FULL CUTOFF, 10' STEEL POLE	ELECTRONIC	10' STEEL POLE WITH CONCRETE BASE	COOPER MESA MSA E02 LED E1 T3	48	120V 1P 2W	SITE LIGHTING. SUITABLE FOR WET LOCATIONS. MOTION SENSOR.
S3		(1) 12.7W LED	EXTERIOR WALL PACK, FULL CUTOFF	ELECTRONIC	WALL	BORDEN LIGHTING 721-LED11-120-[FINISH BY ARCH]	12.7	120V 1P 2W	BUILDING MOUNTED SITE LIGHTING MOUNTING HEIGHT- 9'-0" AT BUILDING ENTRY MOUNTING HEIGHT- 14'-0" MAX AT ALL OTHER SUITABLE FOR WET LOCATIONS.
S4		(1) 26W LED 4000K	HIGHER OUTPUT WALL PACK, FULL CUTOFF	ELECTRONIC	WALL	RAB LIGHTING WPLED26N	26	120V 1P 2W	BLDG EXTERIOR, WALLPACK, B1 UD GO. SUITABLE FOR WET LOCATIONS.
S8		(1) 12W LED 4000K	LUMARK CROSSTOUR 1A - 4000K CCT	ELECTRONIC	WALL	EATON - LUMARK (FORMER COOPER LIGHTING), XTOR1A	7	120V 1P 2W	WALL SCONCE, B1-UD-GO. SUITABLE FOR WET LOCATIONS.

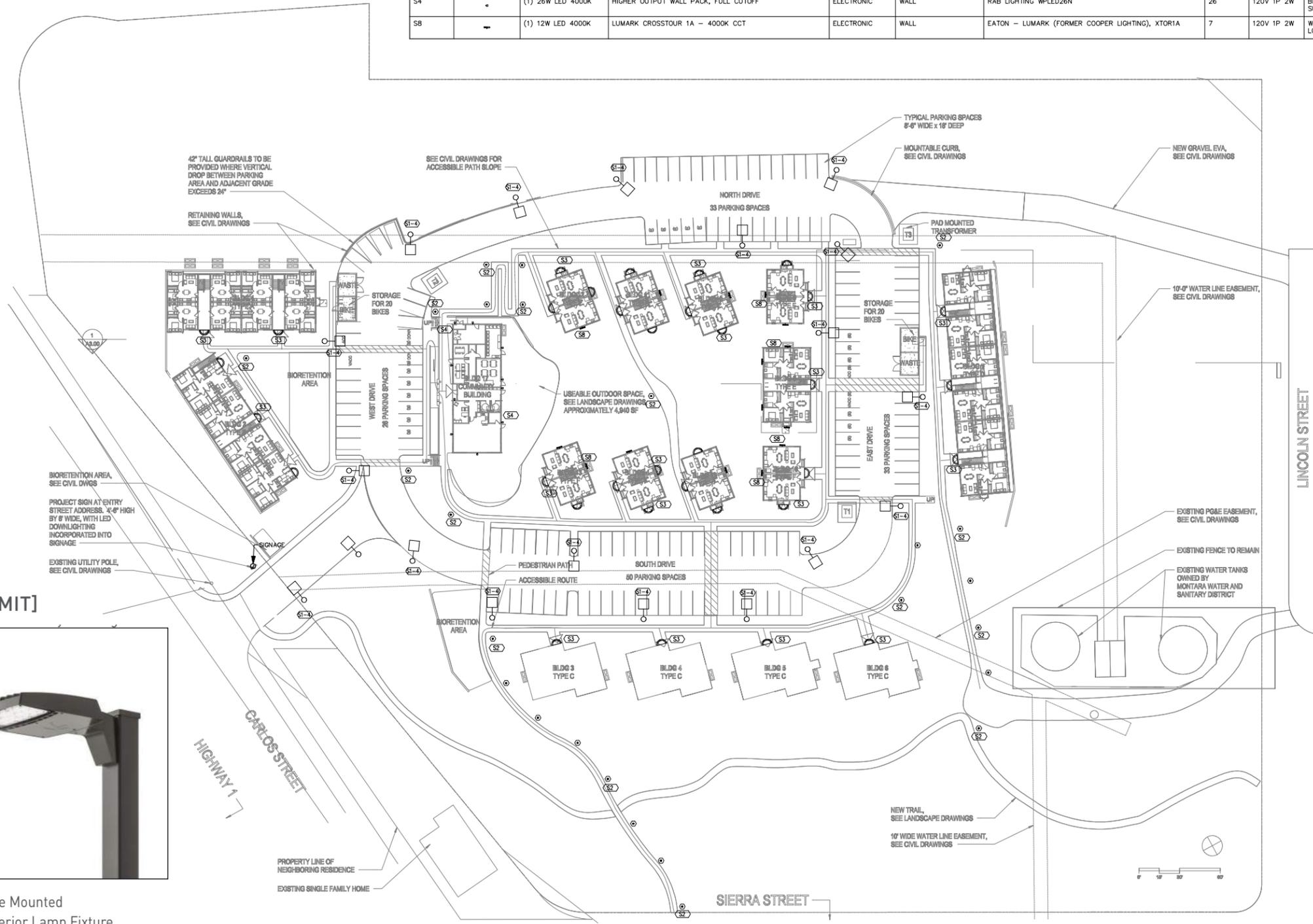
[UPDATED FIXTURES FROM SHEET G0.04 OF 2022 COASTAL DEVELOPMENT PERMIT]



Wall Mounted Exterior Light Fixture



Pole Mounted Exterior Lamp Fixture



(NOT TO SCALE)

# PREVIOUSLY APPROVED PROPOSAL [FOR REFERENCE ONLY]

- FARALLON VISTA PROPOSAL - 1986
- PLANNED UNIT DEVELOPMENT [PUD]
- 148 UNIT PROPSAL
- LIMITED OPEN SPACE
- 35% AFFORDABLE



# BUILDING TYPE B PLAN & ELEVATION

[SHEETS A4.03 & A4.04 OF  
2022 COASTAL DEVELOPMENT PERMIT]

CDRC RECOMMENDATIONS  
INCORPORATED:

(1) COMPLEMENT OTHER STRUCTURES:

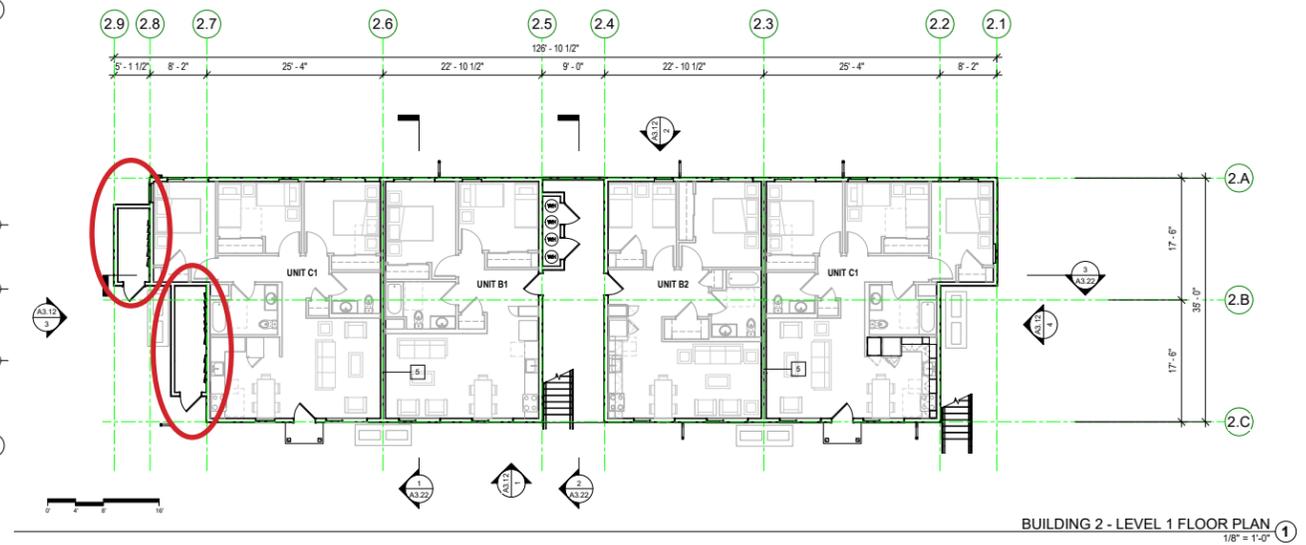
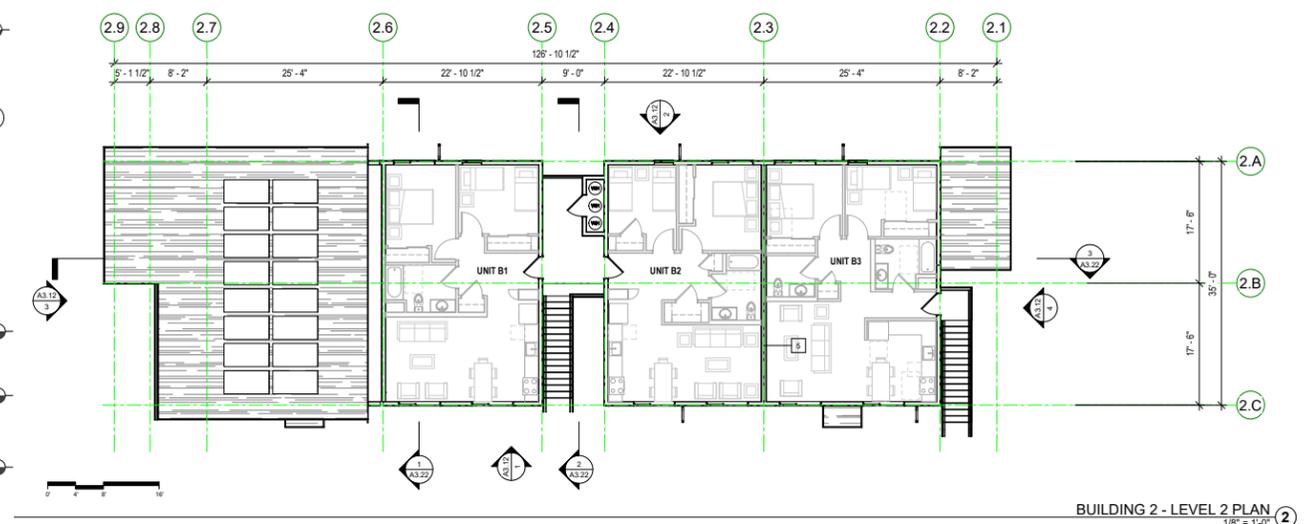
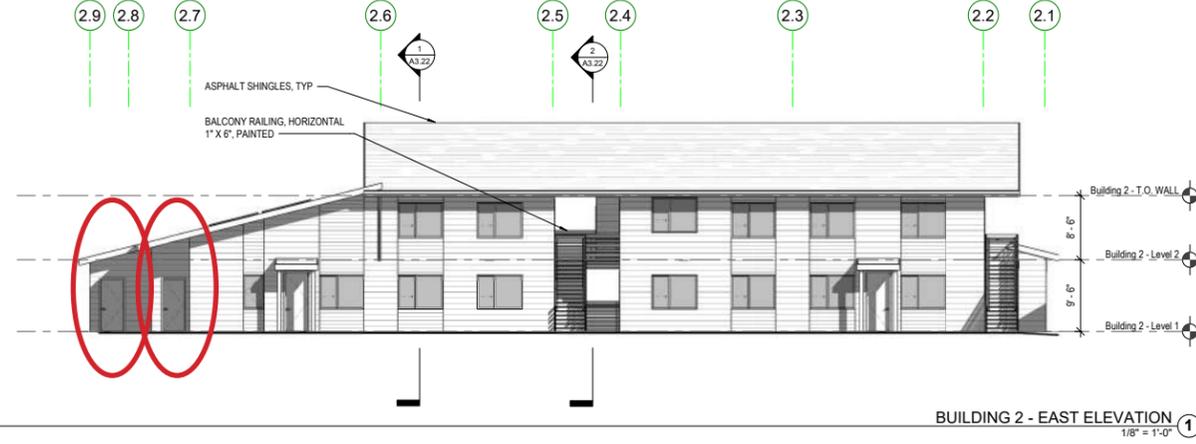
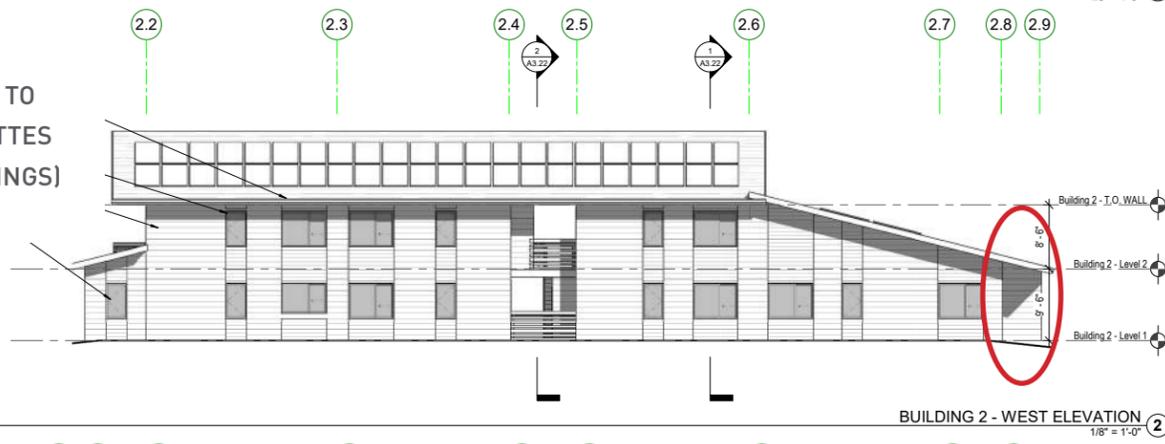
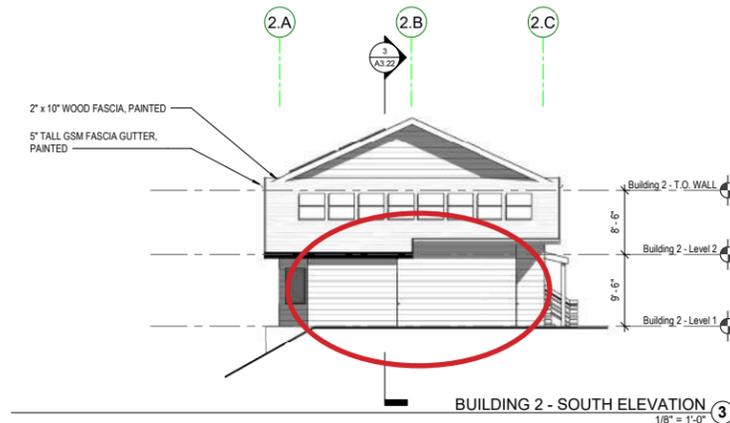
(2) MASS, SHAPE, SCALE:

(3) ARCHITECTURAL STYLE, FEATURES:

ARTICULATION ADDED TO BUILDINGS  
TO BREAK UP MASSING, ARTICULATE  
THE FACADE, INCREASE VARIATION,  
MIMIC THE LOCAL COASTAL  
COMMUNITY AESTHETIC AND ALIGN  
WITH NEIGHBORHOOD SCALE

(4) MATERIAL / COLORS:

MODIFIED BUILDING COLORS TO  
PROVIDE A VARIETY OF PALETTES  
(COLORS SHOWN IN RENDERINGS)



(NOT TO SCALE)

# BUILDING TYPE C2 PLAN & ELEVATION

[SHEET A4.06 OF  
2022 COASTAL DEVELOPMENT PERMIT]

CDRC RECOMMENDATIONS  
INCORPORATED:

(1) COMPLEMENT OTHER STRUCTURES:

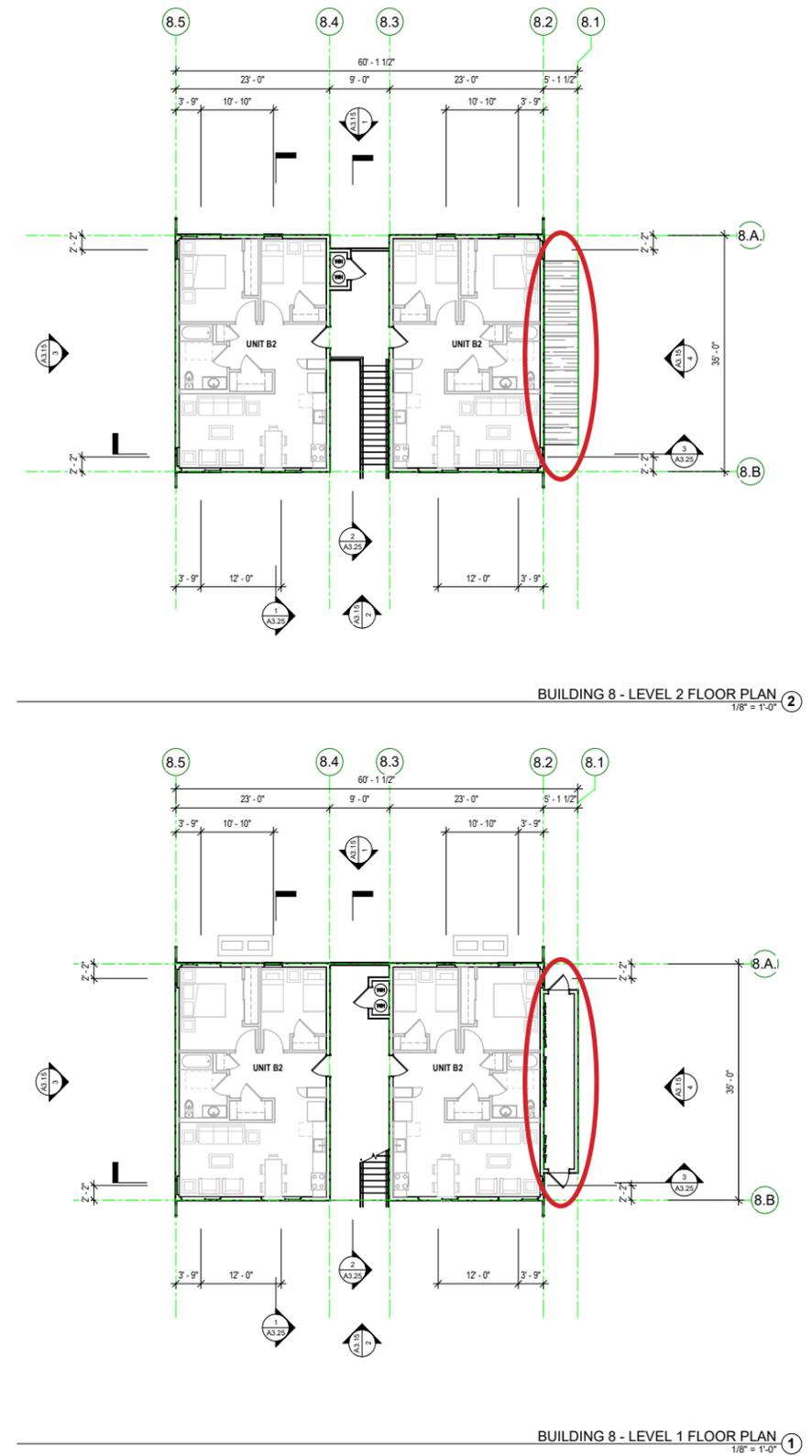
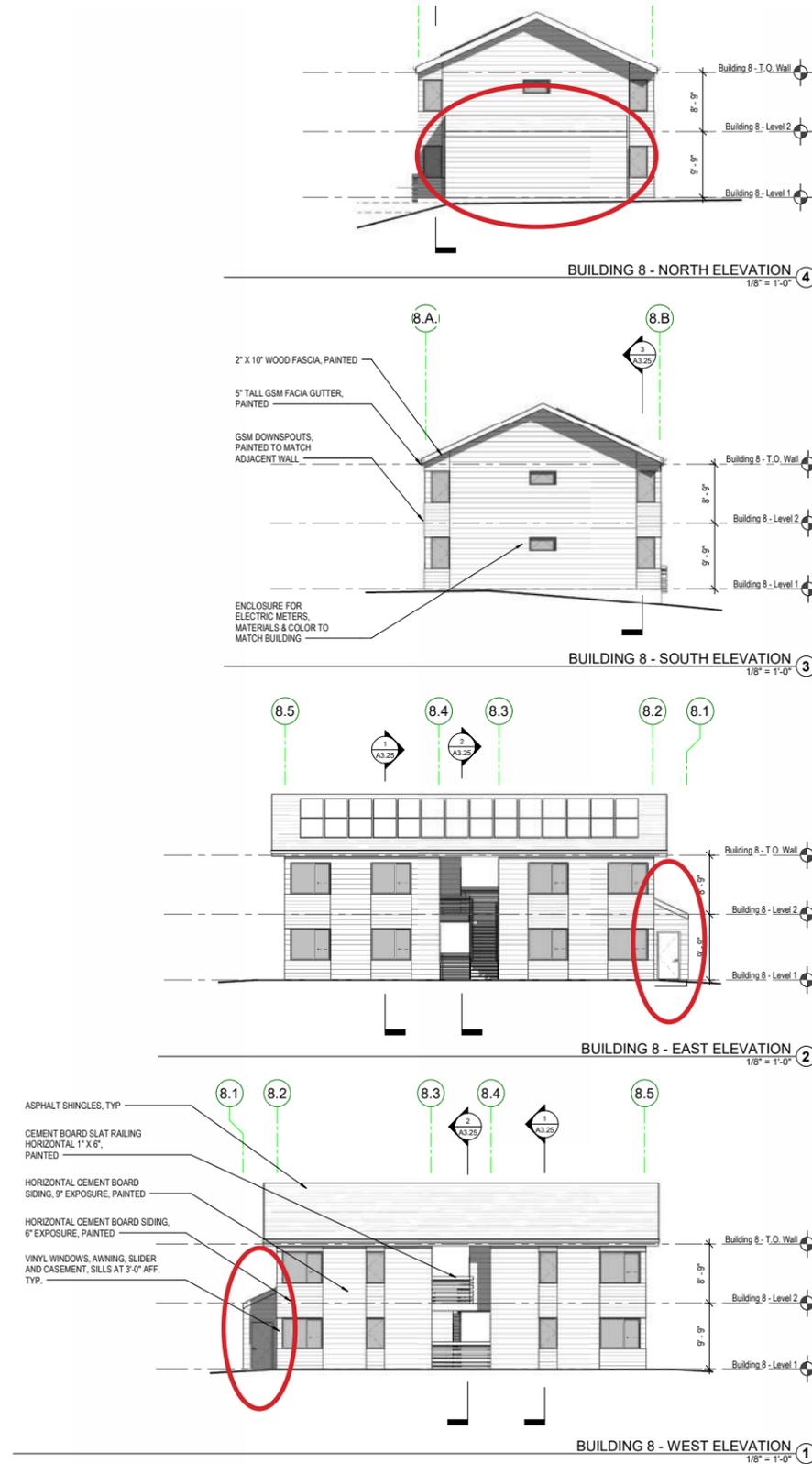
(2) MASS, SHAPE, SCALE:

(3) ARCHITECTURAL STYLE, FEATURES:

ARTICULATION ADDED TO BUILDINGS  
TO BREAK UP MASSING, ARTICULATE  
THE FACADE, INCREASE VARIATION,  
MIMIC THE LOCAL COASTAL  
COMMUNITY AESTHETIC AND ALIGN  
WITH NEIGHBORHOOD SCALE

(4) MATERIAL / COLORS:

MODIFIED BUILDING COLORS TO  
PROVIDE A VARIETY OF PALETTES  
(COLORS SHOWN IN RENDERINGS)



(NOT TO SCALE)

# BUILDING TYPE E PLAN & ELEVATION

[SHEET A4.08 OF  
2022 COASTAL DEVELOPMENT PERMIT]

## CDRC RECOMMENDATIONS INCORPORATED:

### (1) COMPLEMENT OTHER STRUCTURES:

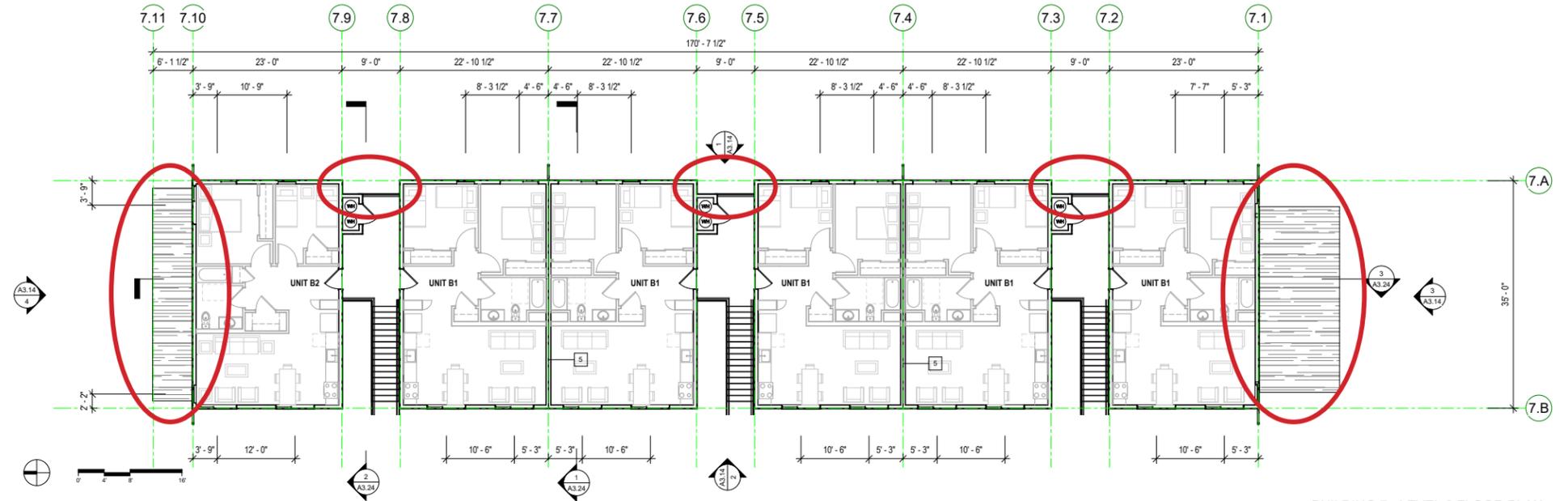
### (2) MASS, SHAPE, SCALE:

### (3) ARCHITECTURAL STYLE, FEATURES:

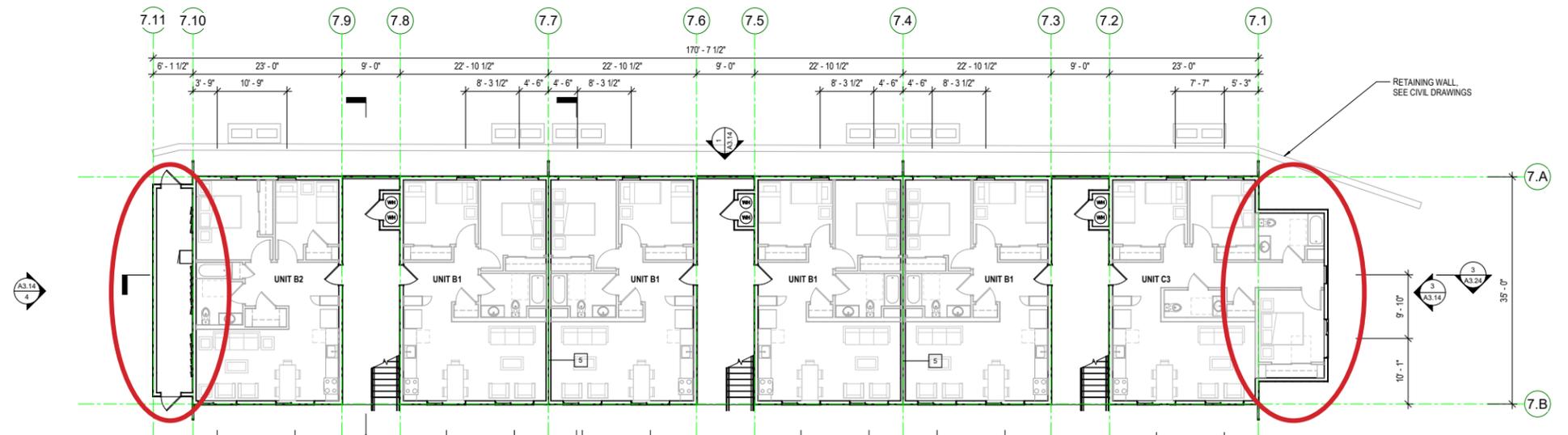
ARTICULATION ADDED TO BUILDINGS TO BREAK UP MASSING, ARTICULATE THE FACADE, INCREASE VARIATION, MIMIC THE LOCAL COASTAL COMMUNITY AESTHETIC AND ALIGN WITH NEIGHBORHOOD SCALE

### (4) MATERIAL / COLORS:

MODIFIED BUILDING COLORS TO PROVIDE A VARIETY OF PALETTES (COLORS SHOWN IN RENDERINGS)



BUILDING 7 - LEVEL 2 FLOOR PLAN (2)  
1/8" = 1'-0"



(NOT TO SCALE)

# BUILDING TYPE E PLAN & ELEVATION

[SHEET A4.09 OF  
2022 COASTAL DEVELOPMENT PERMIT]

CDRC RECOMMENDATIONS  
INCORPORATED:

(1) COMPLEMENT OTHER STRUCTURES:

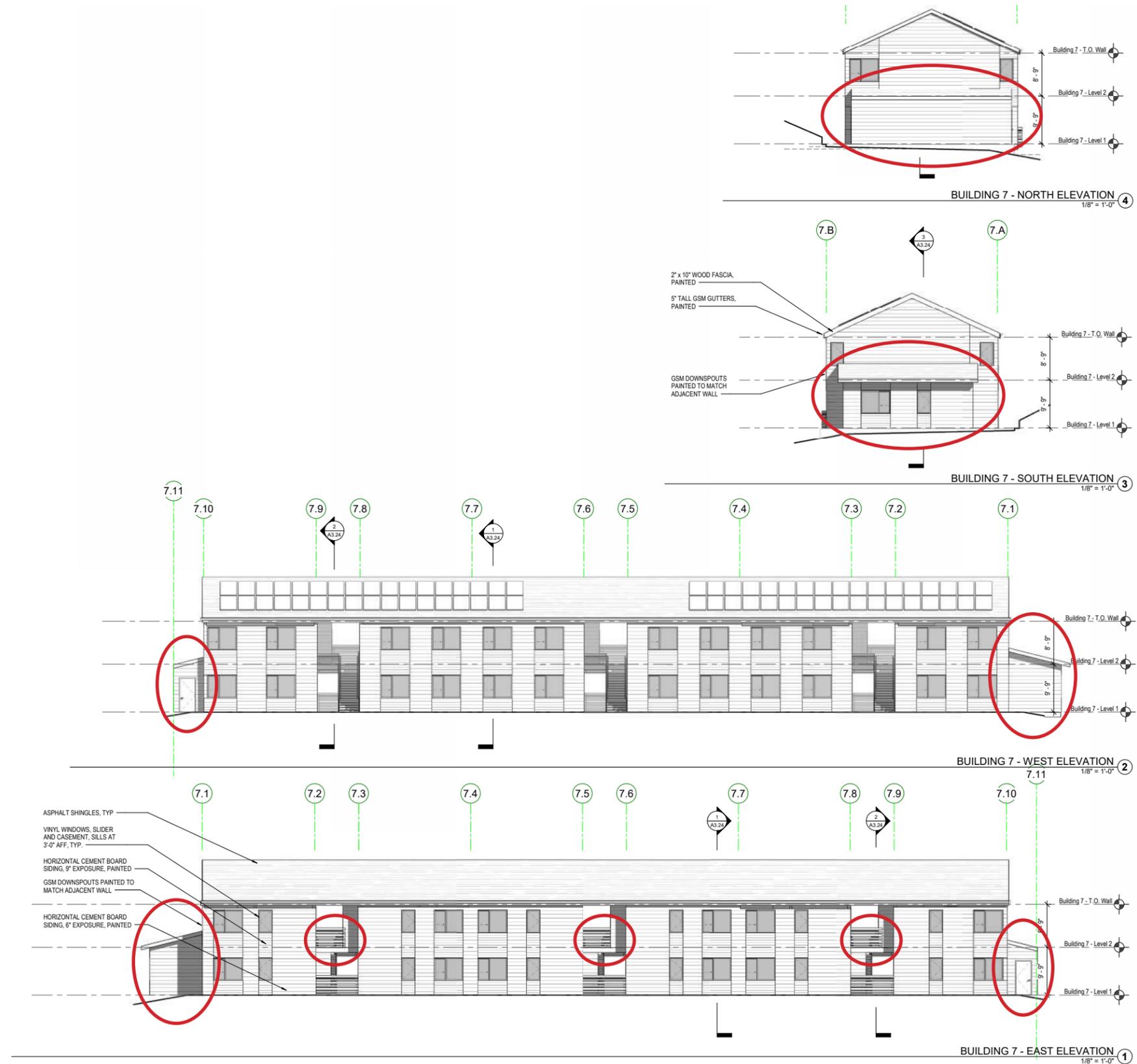
(2) MASS, SHAPE, SCALE:

(3) ARCHITECTURAL STYLE, FEATURES:

ARTICULATION ADDED TO BUILDINGS  
TO BREAK UP MASSING, ARTICULATE  
THE FACADE, INCREASE VARIATION,  
MIMIC THE LOCAL COASTAL  
COMMUNITY AESTHETIC AND ALIGN  
WITH NEIGHBORHOOD SCALE

(4) MATERIAL / COLORS:

MODIFIED BUILDING COLORS TO  
PROVIDE A VARIETY OF PALETTES  
(COLORS SHOWN IN RENDERINGS)



(NOT TO SCALE)