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Planning Commission Members:

- Kumkum Gupta, 1st District
 - Frederick Hansson, 2nd District
 - Lisa Ketcham, 3rd District
 - Manuel Ramirez, Jr., 4th District
 - Carlos Serrano-Quan, 5th District
-

MEETING NO. 1748
WEDNESDAY, MARCH 13, 2024
IN-PERSON

CALL TO ORDER

The meeting was called to order at 6:02 p.m. by Lisa Ketcham.

ROLL CALL

Commissioners Present: Kumkum Gupta, Frederick Hansson, Carlos Serrano-Quan, Lisa Ketcham presiding

Commissioners Absent: Manuel Ramirez

Staff Present: Steve Monowitz, Director of Planning & Building; Timothy Fox, County Attorney; Mercedes Segura, Administrative Secretary; and Angela Montes, Planning Commission Secretary

PUBLIC COMMENT

None.

CONSENT AGENDA

1. Consideration of the Minutes of the Planning Commission Hearing on February 28, 2024.

COMMISSION ACTION

Motion for approval of the Consent Agenda.

Motion: Gupta / Second: Serrano Quan

Ayes: Gupta, Hansson, Serrano-Quan, Ketcham

The motion carried with 4 in favor.

END OF CONSENT AGENDA

REGULAR AGENDA

2. **Owner/Applicant: MidPen Housing Corporation**

File Number: PLN2022-00220

Location: Corner of Carlos and Sierra Streets, Moss Beach

Assessor's Parcel No.: 037-022-070



Consideration of a General Plan Land Use Map Amendment, a Coastal Development Permit, and Design Review Permit, pursuant to Sections 6550, 6328.4, and 6565.3 of the County zoning Regulations, respectively; and a Grading Permit, pursuant to Section 9283 of the County Ordinance Code, to construct the Cypress Point affordable housing community composed of 71 affordable housing units, contained in 16 two-story buildings, and a community building, in the Moss Beach area of San Mateo County. This project is not appealable to the California Coastal Commission. Project Planner: Michael Schaller, mschaller@smcgov.org

SPEAKERS

1. Serena Ip
2. Ann Rothman
3. Matt Regan
4. Bruce MacKimmie
5. Joanne Rokosky
6. Walt von Hauffe
7. Jenny Skoble
8. Nancy Marsh
9. Rocio Avila
10. Carolina Carbajal
11. Dolores Silva
12. Gregg Dieguez
13. Eric DeBode
14. Ed Love
15. Hyun-mi Kim
16. Suzanne Moore
17. Poppy Krasnov
18. Chris Tyler
19. James Larimer
20. William Huber
21. Nigel Taverner
22. Bryan Jessop
23. "Cid" Carlyse Ann Young
24. Rob C.
25. Ken Chan
26. Ariana Santana
27. Alan Haffner
28. Chris Johnson
29. Dennis Shapses
30. Scott Graham
31. Jean Knight
32. Carl May
33. Mark Dinh
34. Sandra Barocio
35. Dan Haggerty

COMMISSION ACTION

Motion for approval of the Planning Commission recommendation that the Board of Supervisors approve the General Plan Land Use Map Amendment, the Coastal Development Permit, Design Review Permit and the Grading Permit, County File No. PLN2022-00220, by adopting the required findings and conditions of approval contained in Attachment A.

Motion: Hansson / Second: Gupta

Ayes: Gupta, Hansson, Serrano-Quan, Ketcham

The motion carried with 4 in favor.



With the permission of Chair Ketcham, Items 3-7 were tabled by Director Monowitz.

ADJOURNMENT

The meeting was adjourned at 8:30 p.m.

Minutes submitted by Angela Montes, Planning Commission Secretary.