



## Planning & Building Department Planning Commission

Kumkum Gupta, 1<sup>st</sup> District  
Frederick Hansson, 2<sup>nd</sup> District  
Lisa Ketcham, 3<sup>rd</sup> District  
Manuel Ramirez, Jr., 4<sup>th</sup> District  
Mario Santacruz, 5<sup>th</sup> District

County Office Building  
455 County Center  
Redwood City, California 94063  
650/363-1859

### ACTION MINUTES

*MEETING NO. 1683 Revised*  
Wednesday, January 22, 2020

In the Half Moon Bay Library, Community Room, located at 620 Correas Street, Half Moon Bay.

Chair Hansson called the meeting to order at 6:00 p.m.

**Pledge of Allegiance:** The Pledge of Allegiance was led by Chair Hansson

**Roll Call:**

Commissioners Present:	Hansson, Ketcham, Gupta, Ramirez, <del>Santacruz</del>
Commissioners Absent:	Santacruz
Staff Present:	Monowitz, Andrikopolous, LoCoco

Legal Notice published in the San Mateo County Times on December 28, 2019 and the Half Moon Bay Review on January 1, 2020.

**Oral Communications** to allow the public to address the Commission on any matter not on the agenda.

None

#### **Consideration of the Minutes**

Consideration of the Minutes of the Planning Commission meetings of November 13, 2019 and December 11, 2019.

Commissioner Ramirez moved, and Commissioner Gupta seconded, that the minutes be approved as revised. **Motion carried 4-0-0-1 (Commissioner Santacruz absent).**

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#### **REGULAR AGENDA** 6:00 p.m.

1. **Owner/Applicant:** MidPen Housing Corporation  
**File Number:** PLN2018-00264  
**Location:** Carlos Street, Moss Beach  
**Assessor's Parcel No:** 037-022-070

Consideration of a General Plan Land Use Map Amendment, Local Coastal Plan Map and Text Amendment, and a Zoning Text and Map Amendment to rezone one parcel from "PUD-124/CD" to "PUD-140/CD", to revise the site plan and project design, and to reduce the density of the previously approved

PUD zoning from 148 dwelling units to 71 dwelling units composed entirely of affordable housing on a vacant parcel located at the corner of Carlos and Sierra Streets in the unincorporated Moss Beach area. The project also includes amending Policy 3.15(d) of the LCP to reflect the change to 100% affordable dwelling units. Application deemed complete May 15, 2019. Please direct any questions to Project Planner Michael Schaller 650/363-1849 or [mschaller@smcgov.org](mailto:mschaller@smcgov.org).

**SPEAKERS:**

- |                                   |                                      |
|-----------------------------------|--------------------------------------|
| 1. Sean McPhetridge               | 31. Maria Rendon                     |
| 2. Gregg Dieguss                  | 32. Paul Fassinger                   |
| 3. Carlyle Ann Young              | 33. Matt Allen                       |
| 4. Ana Miramontes (did not speak) | 34. Theresa McLaughlin               |
| 5. Harold Herrmann                | 35. Deb Mackimmie                    |
| 6. Karen deMoor                   | 36. John Qaqundah                    |
| 7. Dolores Silva                  | 37. Krista Heieck                    |
| 8. J.Q. Oeswein                   | 38. Adrian Mallinger                 |
| 9. Maria Yoon Yeates              | 39. Candelario Solis (did not speak) |
| 10. Joaquin Jimenez               | 40. Brian Gaddney                    |
| 11. Kaitlin Chang                 | 41. Steve Wilson                     |
| 12. Lynn Schuette                 | 42. Carl May                         |
| 13. Seth Thompson                 | 43. Steve Hyman (did not speak)      |
| 14. Van Thein                     | 44. Ric Lohman (did not speak)       |
| 15. Alex Melendez                 | 45. Mike Ferreira                    |
| 16. Kathryn Murdock               | 46. David Schoar                     |
| 17. David Lynn                    | 47. Brandon Kwan                     |
| 18. Patricia Lynn                 | 48. Kathryn Slater Carter            |
| 19. Richard Klein                 | 49. Wendy Tseng                      |
| 20. Richard Gates                 | 50. Maureen Lennon                   |
| 21. Ken Church                    | 51. Matt Stewart                     |
| 22. Jenny Skoble                  | 52. Leora Ross                       |
| 23. Ann Rothman                   | 53. Jeremiah Armstrong               |
| 24. Evan Adams                    | 54. Ken Chan                         |
| 25. Jordan Grimes (did not speak) | 55. Dan Haggerty                     |
| 26. Tim Frank                     |                                      |
| 27. Dennis Shapses                |                                      |
| 28. Chris Johnson                 |                                      |
| 29. Kelsey Banes                  |                                      |
| 30. Joanne Rokosky                |                                      |

**COMMISSION ACTION:**

Commissioner Ramirez moved and Commissioner Ketcham seconded the motion to close the public hearing. **Motion carried 4-0-0-1.**

~~Commissioner Ketcham moved and Commissioner Ramirez seconded the motion. **Motion carried 4-0-0-1.**~~

Based on information provided by staff and evidence presented at the hearing, the Planning Commission continued the item to a date uncertain. Commissioner Ketcham made the motion, which was seconded by Commissioner Ramirez. **Motion carried 4-0-0-1.**

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2. **Correspondence and Other Matters**
3. **Consideration of Study Session for Next Meeting**
4. **Director's Report**
5. **Commissioner Updates and Questions**
6. **Adjournment**  
Meeting was adjourned at 8:58 p.m.