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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. 1739
WEDNESDAY, SEPTEMBER 13, 2023
IN-PERSON AND BY VIDEOCONFERENCE

CALL TO ORDER

The meeting was called to order at 9:00 a.m. by Chair Kumkum Gupta.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Commissioners Lisa Ketcham, Carlos Serrano Quan, Manuel Ramirez and Kumkum Gupta presiding.
Absent: Commissioner Frederick Hansson.
Staff Present: Steve Monowitz, Director of Community Development.

PUBLIC COMMENT

None

CONSENT AGENDA

1. Consideration of the Minutes of the Planning Commission Hearings on July 26, 2023, and August 23, 2023.

COMMISSION ACTION

Motion for approval of the Minutes of the Planning Commission Hearing for July 26, 2023, and August 23, 2023.

Motion: Ketcham / Second: Ramirez
Ayes: Ketcham, Serrano Quan, Ramirez, and Gupta

The motion carried with 4 in favor.

END OF CONSENT AGENDA

REGULAR AGENDA

2. **Owner/Applicant:** MidPen Housing
File Number: PLN 2022-00220
Location: Northeast of Carlos and Sierra Streets in unincorporated Moss Beach
Assessor’s Parcel No: 037-022-070

Introduction of a Draft Environmental Impact Report (DEIR), pursuant to the California Environmental Quality Act (CEQA), conducted



during the 45-day public review period, for the proposed Cypress Point Planned Unit Development Coastal Development Permit and General Plan Land Use Map Amendment. Project Planner: Mike Schaller, mschaller@smcgov.org

SPEAKERS

Walt Von Haoffee, Martin Dochling, Scott Dewar, Jerry Epstein, Marco Constant, Ignatius Leonor, David Alumbaugh, Cheryl Hankin, Ann Rothman, Gregg Dieguez, Carlisle Ann Young, Ms. Sandra, JQ Oeswein, Mr. Michael, John Qaqundah, Dave Schoir, Theresa McLaughlin, Ms. Michal, Brenna McNab, Dolores Silva, Mark Dinh, Fran Pollard and David Hankin.

COMMISSION ACTION

There will be no action taken. The purpose of today's hearing is to take initial comments and testimony as part of the 45-day public comment period for the Draft Environmental Draft Report (EIR). The public comment period ends on September 25, 2023, at 5:00 p.m.

3. CORRESPONDENCE AND OTHER MATTERS

No additional correspondence was received other than those received on the morning of September 13, 2023.

4. CONSIDERATION OF STUDY SESSION FOR NEXT MEETING

There is no study session planned for the next Planning Commission hearing.

5. DIRECTOR'S REPORT

- Cypress Point Project-The Design Review Committee will be looking at the design proposed on September 14, 2023. The recommendation will be presented at a future Planning Commission hearing.
- Highway 1 Moss Beach Safety Improvement project- completed development of the project initiation documents for the improvements that are envisioned at the Cypress California and the Carlos 16th intersection.
 - Information will be posted to the Planning and Building website on September 19, 2023.
 - Information will be available for viewing at Supervisor Ray Mueller Coastside office between September 19, 2023, to September 21, 2023.
 - There will be a discussion by the Mid Coast Community Council on October 11, 2023.
 - There will be a community meeting held on September 19, 2023.
- Board of Supervisors meetings
 - September 26, 2023 - resolution in support of funding Pescadero Water Line extension.
 - October 3, 2023 - consideration for an update to fire regulations proposed by various fire districts.

6. COMMISSIONER UPDATES AND QUESTIONS

Chair Gupta asked if the September 27, 2023, hearing has been cancelled. Director Monowitz confirmed that it has been cancelled. The next meeting will be on October 11, 2023.

7. ADJOURNMENT

The meeting was adjourned at 10:44 a.m.

Minutes submitted by Mercedes Segura, Interim Planning Commission Secretary.