



**Planning & Building Department
Planning Commission**

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

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

ACTION MINUTES- DRAFT

MEETING NO. 1728
Wednesday December 14, 2022
Videoconference Only

Chair Ramirez called the meeting to order at 9:00 a.m.

Pledge of Allegiance: The Pledge of Allegiance was led by Chair Ramirez

Roll Call: Commissioners Present: Hansson, Ketcham, Serrano Quan, Ramirez
 Commissioner Absent: Gupta
 Staff Present: Monowitz, Fox, Montes, Lujan

Legal notice has been published in San Mateo Times on December 3, 2022, and the Half Moon Bay Review on December 9, 2022.

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

None

CONSENT AGENDA

9:00 a.m.

1. Consideration of the Minutes of the Planning Commission Hearing for November 30, 2022.
2. Resolution to Make Findings that, as a Result of the Continuing Covid-19 Pandemic State of Emergency Declared by Governor Newsom, Meeting in Person for Meetings of the Planning Commission Would Present Imminent Risks to the Health or Safety of Attendees.

SPEAKERS

None

COMMISSIONER ACTION

Commissioners closed public comment unanimously.

Commissioner Ketcham moved to approve the consent agenda and postpone for the 11/30/22 meeting minutes, Commissioner Hansson seconded the motion. **Motion carried 4-0-0-1**

REGULAR AGENDA

9:00 a.m.

- 3. **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

PUBLIC SCOPING SESSION for the Cypress Point Affordable Housing Community Environmental Impact Report. Cypress Point is a proposed 71-unit, 100% affordable family development on a 11.02-acre site in Moss Beach that would be the first income-restricted housing for families in the County's Midcoast region.

SPEAKERS

- Erica Rippe, SWCA Consultant
- Dolores Silva
- Gregg Dieguez
- Ann Rothman
- Carlyle Ann Young
- Len Erickson
- JQ Oeswein

COMMISSIONER ACTION

Commissioners unanimously closed public comment

Commissioner Ketcham moved to close the public comment item, and Commissioner Hansson seconded the motion.

Motion carried 4-0-0-1

No action was taken by the Planning Commission as the purpose of this item was to allow the Commissioners and the public to identify the issues that they think should be addressed by the Environmental Impact Report that will be prepared for the project .

4. **Correspondence and Other Matters**

None

5. **Consideration of Study Session for Next Meeting**

Director Monowitz reported that there is currently one item scheduled for the January 25 Planning Commission, which is the consideration of the Coastal Commission's modifications to the updated regulations on Childcare facilities in the coastal zone.

6. **Director's Report**

Director Monowitz introduced the new Planning Services Manager, Bharat Singh, and identified the items that were approved by the Board of Supervisors on December 13, 2022. The Director also provided an update on the status of efforts to resolve violations at the Moss Beach Chevron Station and the AmeriGas facility in Princeton.

8. **Commissioner Updates and Questions**

None

9. **Adjournment** 9:58 AM