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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. 1746
WEDNESDAY, FEBRUARY 14, 2024
IN-PERSON WITH REMOTE PARTICIPATION

CALL TO ORDER

The meeting was called to order at 9:00 a.m. by Lisa Ketcham.

PLEDGE OF ALLEGIANCE

ROLL CALL

Commissioners Present: Frederick Hansson, Carlos Serrano-Quan, Manuel Ramirez, Lisa Ketcham presiding

Commissioners Absent: Kumkum Gupta

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

PUBLIC COMMENT

1. Ann

CONSENT AGENDA

1. Consideration of the Minutes of the Planning Commission Hearing on January 24, 2024.

COMMISSION ACTION

Motion for approval of the Consent Agenda.

Motion: Hansson / Second: Serrano-Quan

Ayes: Hansson, Serrano-Quan, Ramirez, Ketcham

Absent: Gupta

The motion carried with 4 in favor, 1 absent.

END OF CONSENT AGENDA

REGULAR AGENDA

2. **Information only** – final briefing on the North Fair Oaks Bicycle and Pedestrian Railroad Crossing and Community Connections Study. Project Planner: Chanda Singh, csingh@smcgov.org

Staff presentation may be [viewed here](#), commencing at minute 00:07:06.



SPEAKERS

1. Joel Slavitt
2. Greg Kyle

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3. **Information only** – briefing on the outline of the Long Range Planning projects the department is prioritizing for the 2024-2025 duration. Planning Services Manager: Bharat Singh, bsingh@smcgov.org

Staff presentation may be [viewed here](#), commencing at minute 00:48:44.

SPEAKERS

1. Chanda Singh
2. Ann
3. Len Erickson
4. Lennie Roberts

CORRESPONDENCE AND OTHER MATTERS

None.

CONSIDERATION OF STUDY SESSION FOR NEXT MEETING

No study session. Upcoming meeting will consider 3 items: 1. CDP for Caltrans State Route 1 roadway improvements; 2. CDP for Pescadero waterline extension; and 3. CDP and other permits for the construction/renovation of new and old fire stations.

DIRECTOR'S REPORT

Director Monowitz noted that staff is tentatively anticipating holding a special evening meeting on the coast on March 13, 2024 for the Cypress Point Affordable Housing project. He continued to update the Commission on AB1449 and how it affects this project and CEQA exemption for 100% affordable housing projects. A memorandum will be distributed to interested parties explaining the application of this CEQA exemption to the project. The Director also noted that Board of Supervisors approved amendment to Big Wave agreement, and reported back on questions regarding vehicles on Airport street, restrictions on the parking on oversized vehicle's and mid-coast build-out numbers.

COMMISSIONER UPDATES AND QUESTIONS

Chair Ketcham identified that the replacement of existing homes at Pillar Ridge should not be counted as new residential housing units under the Regional Housing Allocation program. Chair Ketcham also asked staff to look into the alignment of the east side recreation trail/parallel trail in the vicinity of the Burnham strip and in relation to the new park proposed by the Granada Services District, and summarized issues previously raised by the Midcoast Community Council regarding the application of the oversized vehicle parking regulations along Airport Street.

ADJOURNMENT

The meeting was adjourned at 10:50 a.m.

Minutes submitted by Angela Montes, Planning Commission Secretary.