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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. 1745
WEDNESDAY, JANUARY 24, 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, Kumkum Gupta, Carlos Serrano-Quan, Manuel Ramirez, Lisa Ketcham presiding
Staff Present: Steve Monowitz, Director of Planning & Building; Timothy Fox, County Attorney; Maria Gonzalez, Administrative Secretary, and Angela Montes, Planning Commission Secretary

PUBLIC COMMENT

None

CONSENT AGENDA

1. Consideration of the Minutes of the Planning Commission Hearing on January 10, 2024.

COMMISSION ACTION

Motion for approval of the Consent Agenda.

Motion: Gupta / Second: Ramirez

Ayes: Hansson, Gupta, Serrano-Quan, Ramirez, Ketcham

The motion carried with 5 in favor.

END OF CONSENT AGENDA

REGULAR AGENDA

2. **Owner:** Dean and Patricia Lauritzen
Applicant: Marco Constant
File Number: PLN2022-00217
Location: 836 Park Avenue, Moss Beach
Assessor's Parcel No: 037-259-010



Consideration of a Coastal Development Permit and Design Review Permit, pursuant to Section 6328.4 and 6565.3 of the County Zoning Regulations, to allow the construction of a new detached 1,081 sq. ft. 3-car garage with a second-floor 800 sq. ft. Accessory Dwelling Unit (ADU) on an existing 9,963 sq. ft. parcel, currently developed with a 1,054 sq. ft. single-family residence with an attached 2-car garage. The ADU is ministerial project that does not require review by the Planning Commission. The project involves only minor grading and no tree removal. This project is appealable to the California Coastal Commission. In conjunction with the requested permits, it is recommended that the Planning Commission determine that the project is categorically exempt from CEQA, pursuant to CEQA Guidelines Section 15303 Class 3(e). Project Planner: Glen Jia, bjia@smcgov.org

SPEAKERS

None.

COMMISSION ACTION

Motion to approve the Coastal Development Permit, County File No. PLN 2022-00217, by adopting the required findings and conditions of approval contained in Attachment A of the Staff Report.

Motion: Hansson / Second: Gupta

Ayes: Hansson, Gupta, Serrano-Quan, Ramirez, Ketcham

The motion carried with 5 in favor.

- 3. Owner: Kehoe Properties LLC**
- Applicant: Sean Lopes**
- File Number: PLN2019-00299
- Location: 8322 Cabrillo Highway, Montara
- Assessor’s Parcel No: 036-046-420

Consideration of a Coastal Development Permit, Design Review Permit, and Grading Permit, pursuant to Section 6328.4 and 6565.3 of the County Zoning Regulations, and Section 9283 of the County Ordinance Code, to allow construction of a 5,535 sq. ft., 2-story single-family residence, with an attached 644 sq. ft. 2-car garage on a legal 26,571 sq. ft. blufftop lot located at 8322 Cabrillo Highway. The project involves 705 cubic yards of grading and the removal of six (6) significant trees. The property is located in the Cabrillo Highway County Scenic Corridor and the project is appealable to the California Coastal Commission. In conjunction with the requested permits, it is recommended that the Planning Commission determine that the project is categorically exempt from CEQA, pursuant to CEQA Guidelines Section 15303 Class 3(e). Project Planner: Kanoa Kelley, kkelley@smcgov.org

SPEAKERS

1. Sean Lopes
2. Kevin Kehoe
3. Carlyse Ann Young
4. Lennie Roberts

COMMISSION ACTION

Motion to approve the Coastal Development Permit, Design Review Permit, and Grading Permit, County File No. PLN 2019-00299, by adopting the required findings and conditions of approval contained in Attachment A of the Staff Report.

Motion: Ramirez / Second: Hansson

Ayes: Hansson, Gupta, Serrano-Quan, Ramirez, Ketcham

The motion carried with 5 in favor.

CORRESPONDENCE AND OTHER MATTERS

Correspondence received for item no. 3 from Lennie Roberts, Green Foothills.



CONSIDERATION OF STUDY SESSION FOR NEXT MEETING

There are two informational items scheduled for the next meeting: a presentation of the North Fair Oaks Bicycle and Pedestrian Railroad Crossing Study, and a presentation of the Long Range Planning workplan.

DIRECTOR'S REPORT

Director Monowitz updated the Commissioners on the Board of Supervisors decision to uphold the Planning Commission's decision regarding the appealed project at 570 Live Oak Lane, Emerald Lake Hills, which included to addition of supplemental conditions of approval. At the January 30th Board meeting there will be a consideration of a fourth amendment to the Big Wave development agreement. In response to Commissioner questions from last meeting he provided an update on the Airport Street propane facility (AmeriGas) fence violations and abandoned vehicles.

COMMISSIONER UPDATES AND QUESTIONS

In response to Commissioner Gupta housing question regarding 5-year Coastal Development Permits, Director Monowitz confirmed that it has not been a desire to shorten the time period for the permit. He added that the County has ample sites to meet the housing allocations for income levels at and above the moderate category. In response to Chair Ketcham, Director Monowitz stated that he will gather more information on residential building permits in the mid-coast issued in 2023.

ADJOURNMENT

The meeting was adjourned at 9:53 a.m.

Minutes submitted by Angela Montes, Planning Commission Secretary.