



Notice of Public Hearing

SAN MATEO COUNTY PLANNING COMMISSION

The Gate House at Oceano Hotel & Spa

280 Capistrano Road, Half Moon Bay

MEETING NO. 1748

Wednesday, March 13, 2024

6:00 p.m.

*****IN-PERSON ONLY*****

This meeting of the Planning Commission will be held in the Gate House Room at Oceano Hotel & Spa at 280 Capistrano Road, Half Moon Bay. Members of the public will be able to participate in the meeting in-person in the Gate House Room. For information regarding how to participate in the meeting, either in-person, please refer to the instructions at the end of the agenda.

Public Participation

*Written public comments may be emailed to planning_commission@smcgov.org, and such written comments should indicate the specific agenda item on which you are commenting.

*Spoken public comments will be accepted during the meeting in-person only.

***Please see instructions for written and spoken public comments at the end of this agenda.**

ADA Requests

Individuals who require special assistance or a disability related modification or accommodation to participate in this meeting, or who have a disability and wish to request an alternative format for the meeting, should contact the Planning Commission Secretary, as early as possible but no later than 10:00 a.m. on the day before the meeting at planning_commission@smcgov.org. Notification in advance of the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting, the materials related to it, and your ability to comment.

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENT

This item is reserved for persons wishing to address the Commission on any Planning Commission matter on consent agenda or matters not on the agenda. Public comments on matters not listed above shall be heard at the time the matter is called. The amount of time allocated to public speakers will be determined by the Planning Commission chair at the meeting. Please follow the instructions explained at the end of this agenda regarding instructions for public comment during the meeting.

ACTION TO SET AGENDA & TO APPROVE CONSENT AGENDA ITEMS

This item is to set the final consent agenda and regular agenda and for approval of the items listed on the consent agenda. All items on the consent agenda are approved by one action.

CONSENT AGENDA

- 1. Consideration of the Minutes of the Planning Commission Hearing for February 28, 2024.**

END OF CONSENT AGENDA

REGULAR AGENDA

- 2. 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

Consideration of a General Plan Land Use Map Amendment, a Coastal Development Permit, pursuant to Sections 6550 and 6328.4 of the County Zoning Regulations, respectively; and a Grading Permit, pursuant to Section 9283 of the County Ordinance Code, to construct the Cypress Point affordable housing community composed of 71 affordable housing units, contained in 16 two-story buildings, and a community building, in the Moss Beach area of San Mateo County. This project is not appealable to the California Coastal Commission. Project Planner: Michael Schaller, mschaller@smcgov.org

- 3. CORRESPONDENCE & OTHER MATTERS**
- 4. CONSIDERATION OF STUDY SESSION FOR NEXT MEETING**
- 5. DIRECTOR'S REPORT**
- 6. COMMISSIONER UPDATES & QUESTIONS**
- 7. ADJOURNMENT**

ADDITIONAL INFORMATION

Correspondence to the Commission

Planning Commission

455 County Center, 2nd Floor

Redwood City, CA 94063

Email: planning_commission@smcgov.org

Angela Montes, Planning Commission Secretary

455 County Center, 2nd Floor

Redwood City, CA 94063

Email: amontescardenas@smcgov.org

Decisions & Appeals Process

Decisions made by the Planning Commission are appealable to the Board of Supervisors when an appeal is provided by law or regulation. The appeal fee is \$616.35 which covers additional public noticing. Appeals must be filed no later than ten (10) business days following the hearing. These can be sent via email to planning_commission@smcgov.org or at the San Mateo County Planning Counter located at 455 County Center, 2nd Floor, Redwood City. **The appeal date for this meeting is March 27, 2024.**

Agendas & Staff Reports

To view the agenda, please visit <https://www.smcgov.org/planning/planning-commission>, the staff report, and attachments will be available on our website by March 7, 2024. For further information on any item listed below, please contact the Project Planner indicated.

Next Meeting

The next Planning Commission meeting will be on **March 27, 2024**.

INSTRUCTIONS FOR PUBLIC COMMENT DURING MEETINGS*In-person**

If you wish to speak to the Planning Commission, please fill out a speaker's slip located near the entrance. If you have anything that you wish distributed to the Commission and included in the official record, please hand it to the Planning Commission Secretary who will distribute the information to the Commissioners and staff. The amount of time allocated to public speakers will be determined by the Planning Commission chair at the meeting.

Written Comments

Written public comments may be emailed in advance of the meeting. Please read the following instructions carefully:

1. Your written comment should be emailed to planning_commission@smcgov.org.
2. Your email should include the specific agenda item on which you are commenting or note that your comment concerns an item that is not on the agenda or is on the consent agenda.
3. Members of the public are limited to one comment per agenda item.
4. The length of the emailed comment should be commensurate with the allocated time allowed for public comment.
5. If your emailed comment is received by 5:00 p.m. on the day before the meeting, it will be provided to the Members of the Planning Commission and made publicly available on the agenda website under the specific item to which your comment pertains. If emailed comments are received after 5:00p.m. on the day before the meeting, the Planning Commission will make every effort to either (i) provide such emailed comments to the Planning Commission and make such emails publicly available on the agenda website prior to the meeting, or (ii) read such emails during the meeting. Whether such emailed comments are forwarded and posted, or are read during the meeting, they will still be included in the administrative record.

Public records that relate to any item on the open session agenda for a regular Planning Commission meeting are available for public inspection. Those records that are distributed less than 72 hours prior to the meeting are available for public inspection at the same time they are distributed to all members, or a majority of the members of the Planning Commission.

Published in San Mateo County Times on March 2, 2024.