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**Planning Commission Members:**

- Kumkum Gupta, 1<sup>st</sup> District
  - Frederick Hansson, 2<sup>nd</sup> District
  - Lisa Ketcham, 3<sup>rd</sup> District
  - Manuel Ramirez, Jr., 4<sup>th</sup> District
  - Carlos Serrano-Quan, 5<sup>th</sup> District
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**MEETING NO. 1744**  
**WEDNESDAY, JANUARY 10, 2024**  
**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**

Commissioners Present: Frederick Hansson, Lisa Ketcham, Carlos Serrano-Quan, Manuel Ramirez, Kumkum Gupta 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 December 13, 2023.

**COMMISSION ACTION**

Motion for approval of the Consent Agenda.

Motion: Ketcham / Second: Hansson

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

**The motion carried with 5 in favor.**

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END OF CONSENT AGENDA

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**REGULAR AGENDA**

2. **Owner:** State of California  
**Applicant:** California Department of Parks & Recreation  
**File Number:** PLN2021-00453  
**Location:** Año Nuevo State Park, Pescadero  
**Assessor's Parcel No:** 089-230-470



Consideration of a Coastal Development Permit for improvements to the Staging Area of the Año Nuevo State Park. Improvements include removal and replacement of an existing interpretative structure and restroom, installation of two benches, new underground propane line, and expansion of a fire truck turnaround, in reliance on the California State Parks' determination that the project is categorically exempt from CEQA, pursuant to CEQA guidelines Section 15301, 15302, 15303, and 15304. This project is appealable to the California Coastal Commission. Project Planner: Luis Topete, [ltopete@smcgov.org](mailto:ltopete@smcgov.org).

**SPEAKERS**

1. Linda Hitchcock

**COMMISSION ACTION**

Motion to approve the Coastal Development Permit, County File No. PLN 2021-00453, by adopting the required findings and conditions of approval contained in Attachment A of the Staff Report.

Motion: Hansson / Second: Ketcham

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

**The motion carried with 5 in favor.**

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**CORRESPONDENCE AND OTHER MATTERS**

None.

**CONSIDERATION OF STUDY SESSION FOR NEXT MEETING**

None.

**DIRECTOR'S REPORT**

Director Monowitz noted that on December 15, 2023, the California Coastal Commission approved, with modifications, the LCP amendment for the CSA 11 water line extension and Pescadero fire station replacement. The Board of Supervisors will consider whether to accept the modifications at the January 23, 2024 Board of Supervisors meeting. The Planning Commission's consideration of the permits for these projects will occur soon afterward, likely in February. An appeal of the Planning Commission's approval of a single-family residential development in Emerald Lake Hills will also be heard at the 1/23/24 Board meeting. The Long Range Work Plan will be coming to the Commission soon.

**COMMISSIONER UPDATES AND QUESTIONS**

In response to Commissioner Ketcham, Director Monowitz will reach out to the Code Compliance unit and the Sheriff's office to collaborate on what can be done regarding the Airport Street propane facility fence and abandoned vehicles along Airport Street.

**2024 PLANNING COMMISSION ELECTION OF CHAIR AND VICE CHAIR**

Commissioner Hansson nominated Commissioner Ketcham to Chair, Commissioner Ramirez seconded the motion.

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

Commissioner Ramirez nominated Commissioner Serrano-Quan to Vice Chair, Commissioner Gupta seconded the motion.

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

**ADJOURNMENT**

The meeting was adjourned at 9:31 a.m.