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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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**HEARING NO. 1769**  
**WEDNESDAY, FEBRUARY 26, 2025**  
**IN-PERSON WITH REMOTE PARTICIPATION**

**CALL TO ORDER**

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

**ROLL CALL**

Commissioners Present: Kumkum Gupta, Frederick Hansson, Manuel Ramirez, Carlos Serrano-Quan, 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 22, 2025.

**SPEAKERS**

None.

**COMMISSION ACTION**

Motion for approval of the Consent Agenda and moving item 2 to Regular Agenda.

Motion: Ramirez/ Second: Gupta

Ayes: Gupta, Hansson, Ramirez, Serrano-Quan

Abstain: Ketcham

**The motion carried with 4 in favor, 1 abstention.**

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END OF CONSENT AGENDA

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**REGULAR AGENDA**

2. **Owner: Alves Susan V Trust & Alves Clara K Trust**



**Applicant: Midpeninsula Regional Open Space District**

File Number: PLN2025-00004

Location: Miramontes Point Road

Assessor's Parcel No.: 066-430-100 and 066-430-110

Consideration of a request by the Midpeninsula Regional Open Space district, pursuant to Government Code Section 65402, that the County determine whether the proposed purchase of 62.68 +/- acres of property conforms to the County General Plan. Project Planner, Bharat Singh: [bsingh@smcgov.org](mailto:bsingh@smcgov.org).

**SPEAKERS**

None.

**COMMISSION ACTION**

Motion to approve request that the proposed purchase of 62.68 +/- acres of property Number PLN2025-00004, conforms to the County General Plan.

Motion: Gupta / Second: Hansson

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

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

**3. Owner: Anthony R Taffera Trust**

**Applicant: Anthony Taffera**

File Number: PLN2024-00043

Location: Magellan Ave, Miramar

Assessor's Parcel No.: 048-022-370

Consideration of a Coastal Development Permit (CDP), Design Review Permit, and Grading Permit, pursuant to Sections 6328.4, 6565.3, and 9283, respectively, of the San Mateo County Zoning Regulations and Ordinance Code, for the construction of a new 2,193 sq. ft. one-story single-family residence with an attached 445 sq. ft. two-car garage, on a 8,800 sq. ft., undeveloped, legal parcel (Certificate of Compliance, PLN2024-00012). The project involves 490 cubic yards of cut and 415 cubic yards of fill, and no tree removal. The CDP is not appealable to the California Coastal Commission. Project Planner, Tiffany Gee: [tgee@smcgov.org](mailto:tgee@smcgov.org).

**SPEAKERS**

1. Bert Hurlbut

2. Brian Desler

**COMMISSION ACTION**

Motion to approve the CDP, Design Review Permit, and Grading Permit, County File Number PLN2024-00043, by adopting the required findings and conditions of approval contained in Attachment A of the Staff Report.

Motion: Ramirez / Second: Hansson

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

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



**CORRESPONDENCE AND OTHER MATTERS**

None.

**CONSIDERATION OF STUDY SESSION FOR NEXT MEETING**

No study session proposed. Next hearing is scheduled for March 12, 2025.

**DIRECTOR'S REPORT**

Director Monowitz reported that the Board of Supervisors unanimously adopted "Get There Together," the Transportation Demand Management Plan for the unincorporated Midcoast and the City of Half Moon Bay. He also reported that a challenge to the County's determination that the rebuild of a Moss Beach home destroyed by a fire is exempt from Coastal Development Permit requirements has been filed with the California Coastal Commission.

**COMMISSIONER UPDATES & QUESTIONS**

Chait Ketcham shared the projects being heard by the Zoning Hearing Officer. Planning Services Manager, Bharat Singh updated the Commissioners regarding Plan Princeton. Commissioner Gupta noted receipt of email regarding filing form 700.

**2025 PLANNING COMMISSION ELECTION OF CHAIR AND VICE CHAIR**

**COMMISSION ACTION**

Motion to nominate Carlos Serrano-Quan for 2025 Planning Commission Chair.

Motion: Ramirez / Second: Ketcham

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

Motion to nominate Manuel Ramirez Jr. for 2025 Planning Commission Vice-Chair.

Motion: Gupta / Second: Serrano-Quan

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

The meeting was adjourned at 9:51am.

Minutes submitted by Angela Montes, Planning Commission Secretary.