



455 County Center, 2nd Floor | Mail Drop PLN 122
Redwood City, CA 94063
(650) 363-4161
smcgov.org/planning

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
-

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 Carlos Serrano-Quan.

ROLL CALL

Commissioners Present: Kumkum Gupta, Frederick Hansson, Lisa Ketcham, Manuel Ramirez, Carlos Serrano-Quan, presiding.
Staff Present: Steve Monowitz, Director of Planning & Building; Timothy Fox, County Attorney; Mercedes Segura, Administrative Assistant; and Angela Montes, Planning Commission Secretary.

PUBLIC COMMENT

None

CONSENT AGENDA

1. Consideration of the Minutes of the Planning Commission Hearing on February 26, 2025.

SPEAKERS

None.

COMMISSION ACTION

Motion for approval of the Consent Agenda.

Motion: Ramirez/ Second: Hansson

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

The motion carried with 5 in favor.

END OF CONSENT AGENDA

REGULAR AGENDA

2. **Owner/Applicant: Jinming You**
Appellant: Jinming You



File Number: PLN2024-00009
Location: 246 La Cuesta Drive
Assessor’s Parcel No.: 077-151-180

Consideration of an appeal of the Director of Planning and Building’s decision to deny a Fence Height Exception to allow a 6-foot-tall gate and a 5-foot-tall fence located within the front setback at 246 La Cuesta Drive in the unincorporated Ladera area of San Mateo County. Project Planner, Tiffany Gee: tgee@smcgov.org.

SPEAKERS

1. Jinming You
2. Sherry Lund
3. Lennie Roberts

COMMISSION ACTION

Motion to deny the appeal and uphold the Director of Planning and Building’s decision to deny a Fence Height Exception, County File Number PLN2024-00009, based on the fact that the fence height does not conform to the current standards and is not in character with the neighborhood.

Motion: Ramirez / Second: Gupta
Ayes: Gupta, Ramirez, Serrano-Quan, Ketcham
Nays: Hansson

The motion carried 4-1.

3. Owner/Applicant: Angelo Consentino

File Number: PLN2024-00327
Location: 2896 Hillside Drive
Assessor’s Parcel No.: 027-112-280

Consideration of a Non-Conforming Use Permit (NCUP), pursuant to Section 8.388.030 of the San Mateo County Ordinance Code to allow construction of a new 500 sq. ft., detached two-car garage on a non-conforming 12,446 sq. ft. parcel with an existing 4,014 sq. ft. single-family residence at 2896 Hillside Drive in the unincorporated Burlingame area of San Mateo County. A NCUP is requested to allow a 30.4% lot coverage, where 25% is the maximum allowed. In conjunction with the requested use permit, it is recommended that the Planning Commission determine that the project is categorically exempt from CEQA, pursuant to CEQA guidelines Section 15303.e. Project Planner, Erica Adams: eadams@smcgov.org.

SPEAKERS

1. Angelo Consentino
2. Michelle Kuehn
3. Raymond Moreno

COMMISSION ACTION

Motion to approve the NCUP, County File Number PLN2024-00327, by adopting the required findings and conditions of approval contained in Attachment A of the Staff Report.

Motion: Hansson / Second: Gupta
Ayes: Gupta, Hansson, Ramirez, Ketcham, Serrano-Quan

The motion carried with 5 in favor.



CORRESPONDENCE AND OTHER MATTERS

None.

CONSIDERATION OF STUDY SESSION FOR NEXT MEETING

No study session proposed for the next meeting, which is scheduled for March 26, 2025. There are two items on the agenda, both regarding Coastal Development Permit applications. One is for a new parklet in Moss Beach, and one to drill and agricultural well on the west side of Highway 1 near San Gregorio

DIRECTOR'S REPORT

Director Monowitz reported that HCD accepted the Housing Element Plan and that will be moving forward to the Board of Supervisors on March 25, 2025. In response to a question from Commissioner Gupta, about the consequences of not being in compliance with Housing Element requirements, he noted that there are concerns regarding the County's eligibility for State grants, and that staff's objective is to obtain full certification before the calendar year or sooner. He also noted that at the February 25, 2025 Board of Supervisor's hearing the Board adopted Get There Together Plan and will be considering two contracts at the April 8, 2025 hearing.

COMMISSIONER UPDATES & QUESTIONS

None.

The meeting was adjourned at 10:10am.

Minutes submitted by Angela Montes, Planning Commission Secretary.