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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
-

HEARING NO. 1771
WEDNESDAY, MARCH 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, Manuel Ramirez, Carlos Serrano-Quan, presiding.

Commissioners Absent: Lisa Ketcham

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 March 12, 2025.

SPEAKERS

None.

COMMISSION ACTION

Motion for approval of the Consent Agenda.

Motion: Ramirez/ Second: Hansson

Ayes: Gupta, Hansson, Ramirez, Serrano-Quan

The motion carried with 4 in favor.

END OF CONSENT AGENDA

REGULAR AGENDA



- 2. Owner: Louise Cohoon and the Coastside Land Trust**
Applicant: Blue Sky Designs, Inc.
 File Number: PLN2024-00124
 Location: 999 Ocean Boulevard
 Assessor’s Parcel No.: 077-151-180

Consideration of a Coastal Development Permit, pursuant to Section 6325.4 of the County Zoning Regulations, to convert a vacant, previously developed parcel into a neighborhood parklet, at 999 Ocean Boulevard in the unincorporated Seal Cove area of San Mateo County. This project is appealable to the California Coastal Commission. Project Planner, Michael Schaller: mschaller@smcgov.org.

SPEAKERS

- 1. Cid Young

COMMISSION ACTION

Motion to approve the Coastal Development Permit, County File Number PLN2024-00124, 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

The motion carried with 4 in favor.

- 3. Owner: Seahawk Ranch Corporation**
Applicant: Chuck Reichel
 File Number: PLN2023-00088
 Location: 1 Meyn Road
 Assessor’s Parcel No.: 037-278-080

Consideration of a Coastal Development Permit (CDP), pursuant to Section 6328.4 of the County Zoning Regulations, and an Architectural Review Permit Exemption, pursuant to the State of California Streets and Highways Code, to allow for the drilling of one agricultural well on a 186.15-acre parcel located at 1 Meyn Road in the unincorporated San Gregorio are of San Mateo County. The project is located in the Cabrillo Highway State Scenic Corridor and the CDP is appealable to the California Coastal Commission. Project Planner, Kanoa Kelley: kkelley@smcgov.org.

SPEAKERS

- 1. Evan Wolfe

COMMISSION ACTION

Motion to approve the CDP and Architectural Review Permit Exemption, County File Number PLN2024-00088, 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

The motion carried with 4 in favor.

CORRESPONDENCE AND OTHER MATTERS



None.

CONSIDERATION OF STUDY SESSION FOR NEXT MEETING

At the April 9, 2025 hearing staff will present the Long Range Work Plan to the Commission for feedback.

DIRECTOR'S REPORT

Director Monowitz reported that at the March 25, 2025 Board of Supervisor's hearing they adopted the Housing Element. The department will move forward with zoning amendments and obtaining state certification as the highest priority. He noted that the County is currently considered non-compliant and not eligible for certain grants. He provided an overview of the rezoning process, in response to Commissioner Gupta's question regarding that project.

COMMISSIONER UPDATES & QUESTIONS

None.

The meeting was adjourned at 9:40am.

Minutes submitted by Angela Montes, Planning Commission Secretary.