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Planning Commission Members:

- Kumkum Gupta, 1st District
 - Frederick Hansson, 2nd District
 - Vacant, 3rd District
 - Manuel Ramirez, Jr., 4th District
 - Carlos Serrano-Quan, 5th District
-

HEARING NO. 1774
WEDNESDAY, MAY 14, 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.
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 April 9, 2025.

SPEAKERS

None.

COMMISSION ACTION

Motion for approval of the Consent Agenda.

Motion: Ramirez/ Second: Gupta

Ayes: Gupta, Hansson, Ramirez, Serrano-Quan

The motion carried with 4 in favor.

END OF CONSENT AGENDA

REGULAR AGENDA

2. Resolution Honoring Lisa Ketcham for her Service on the San Mateo County Planning Commission



SPEAKERS

1. Ray Mueller
2. Lennie Roberts
3. Camille Leung
4. Bharat Singh

COMMISSION ACTION

Motion to approve the Resolution Honoring Lisa Ketcham for her service on the San Mateo County Planning Commission.

Motion: Gupta / Second: Hansson

Ayes: Gupta, Hansson, Ramirez, Serrano-Quan

The motion carried 4 in favor.

3. Owner: Olympic Club

Applicant: San Francisco Public Utilities Commission

File Number: PLN2025-00073

Location: 599 Skyline Boulevard

Assessor’s Parcel No.: 002-012-050

Consideration of a request by the San Francisco Public Utilities Commission, pursuant to Government Code Section 65402, that the County determine whether the proposed Pacific Gas & Electric Power Asset Acquisition Project conforms to the County General Plan. Project Planner, Chanda Singh: csingh@smcgov.org.

SPEAKERS

1. Julie Moore

COMMISSION ACTION

Motion to approve request that the proposed Pacific Gas & Electric Power Asset Acquisition Project, PLN2025-00073, conforms to the County General Plan.

Motion: Ramirez / Second: Hansson

Ayes: Gupta, Hansson, Ramirez, Serrano-Quan

The motion carried 4 in favor.

4. Owner: Loebner Gary E Tr

Applicant: Midpeninsula Regional Open Space District

File Number: PLN2025-00087

Location: Alpine Road, La Honda

Assessor’s Parcel No.: 080-360-010

Consideration of a request by the Midpeninsula Regional Open Space District, pursuant to Government Code Section 65402, that the County determine whether the District’s proposed purchase of 273.5 +/- acres of property, for preservation in its current condition and use and addition to the adjacent Russian Ridge Open Space Preserve, conforms to the County General Plan. Project Planner, Will Gibson: wgibson@smcgov.org.

SPEAKERS

None.



COMMISSION ACTION

Motion to approve request that the proposed purchase of 273.5 +/- acres of property, APN 080-360-010, conforms to the County General Plan.

Motion: Hansson / Second: Ramirez

Ayes: Gupta, Hansson, Ramirez, Serrano-Quan

The motion carried 4 in favor.

CORRESPONDENCE AND OTHER MATTERS

Director Monowitz addressed the correspondence received from Green Foothills in regard to Lisa Ketcham.

CONSIDERATION OF STUDY SESSION FOR NEXT MEETING

At the May 28, 2025, hearing staff will present a study session/information item regarding Stormwater Ordinance updates and a Non-Conforming Use permit and Design Review permit for an addition to an existing home in Emerald Lake Hills.

DIRECTOR'S REPORT

Director Monowitz reported that that the Annual Progress report for the Housing Element will be heard at the May 20, 2025, Board of Supervisor meeting. He also reported on the work that is occurring, in coordination with the Department of Public Works and Montara Sewer Water District, in response to the impacts caused by recent land movement in the Seal Cove geological hazard area.

COMMISSIONER UPDATES & QUESTIONS

None.

The meeting was adjourned at 9:52am.

Minutes submitted by Angela Montes, Planning Commission Secretary.