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Planning Commission Members:

- Kumkum Gupta, 1st District
 - Frederick Hansson, 2nd District
 - Vacant, 3rd District
 - Andrei Garcia, 4th District
 - Carlos Serrano-Quan, 5th District
-

HEARING NO. 1775
WEDNESDAY, JUNE 25, 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 AND OATH OF OFFICE

Commissioners Present: Andrei Garcia, Kumkum Gupta, Frederick Hansson, 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.

County Attorney, Mr. Fox, administered Oath of Office for new District 4 Planning Commissioner Andrei Garcia.

PUBLIC COMMENT

None

CONSENT AGENDA

1. Consideration of the Minutes of the Planning Commission Hearing on May 28, 2025.

SPEAKERS

None.

COMMISSION ACTION

Motion for approval of the Consent Agenda.

Motion: Gupta/ Second: Hansson
Ayes: Garcia, Gupta, Hansson, Serrano-Quan

The motion carried with 4 in favor.

END OF CONSENT AGENDA

REGULAR AGENDA



2. Resolution Honoring Commissioner Manuel Ramirez Jr. for his Service on the San Mateo County Planning Commission

This item will be heard at the July 9, 2025 hearing.

3. Owner: Rustic Enterprises, Inc.

Applicant: Bobak Bakhtiari

File Number: PLN2023-00016

Location: Intersection of 2nd Street and Farallone Ave

Assessor’s Parcel No.: 036-014-200 and 036-014-210

Consideration of Coastal Development Permit, Design Review Permit, and Grading Permit, pursuant to section 6328 and 6565.3 of the San Mateo County Zoning Regulations, to allow construction of a new, 4,370 sq. ft., three-story single-family residence, with an attached 1,056 sq. ft. four car garage, a covered indoor pool, and uncovered central edible garden, and a 455 sq. ft. Junior Accessory Dwelling Unit on a 10,000 sq. ft. legal parcel, located at the intersection of 2nd Street and Farallone Avenue, in the unincorporated Montara, San Mateo County. The project involves no tree removal, approximately 1,405 cu. yd of grading (1,400 cu. yd. of cut and 5 cu. yd. of fill.) The project is appealable to the California coastal Commission. In conjunction with the requested permits, it is recommended that the Planning Commission determine that the project is categorically exempt from California Environmental Quality Act, pursuant to Guidelines Section 15301(e), subject to construction of a single-family residence, or a second dwelling unit in a residential zone. Project Planner, Sonal Aggarwal: saggarwal@smcgov.org.

SPEAKERS

- 1. Bobak Bakhtiari
- 2. Ziang Ao
- 3. Arthur Hofmayer
- 4. Carol Martin
- 5. Jeff Dye

COMMISSION ACTION

Motion to approve the Coastal Development Permit and Design Review Permit, and Grading Permit, County File Number PLN2023-00016, by adopting the required findings and conditions of approval contained in Attachment A of the Staff Report.

Motion: Hansson / Second: Garcia

Ayes: Garcia, Gupta, Hansson, Serrano-Quan

The motion carried 4 in favor.

CORRESPONDENCE AND OTHER MATTERS

None.

CONSIDERATION OF STUDY SESSION FOR NEXT MEETING

No study session proposed. At the July 9, 2025, hearing staff will present Resolution honoring Manuel Ramirez for his service on the Planning Commission, a Coastal Development Permit for proposed improvements at Fitzgerald Marine County Park, and a Coastal Development Permit and Design Review Permit for a major remodel of a single-family residence in Moss Beach.

DIRECTOR’S REPORT

Director Monowitz reported that the Commission will continue to meet in Manzanita Hall for the month of July. The Board of Supervisors heard Planning and Buildings two-year budget on June 24, 2025. On June 10, 2025, the Board approved a contract for Planning and Building to initiate AI Plan Review Pilot Project. He provided details on the project. On June 11, 2025, the County hosted a community meeting regarding the Seal Cove hazard zone. He provided an update on the meeting and next steps.



COMMISSIONER UPDATES & QUESTIONS

In response to Chair Serrano-Quan's question regarding AI Plan Review Pilot Project, Director Monowitz discussed the expected outcome of the project. In response to Commissioner Garcia's question regarding AI Plan Review Pilot Project, Director Monowitz discussed the expected timeline of the project. In response to Commissioner Gupta's question regarding AI Plan Review Pilot Project, Director Monowitz noted that existing staff members will be integrating the system to current workflows and additional staff is not expected to be hired and he clarified how the system will be integrated into the current review process.

The meeting was adjourned at 10:19am.

Minutes submitted by Angela Montes, Planning Commission Secretary.