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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. 1775
WEDNESDAY, MAY 28, 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: Sophie Mintier, Assistant 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 May 14, 2025.

SPEAKERS

None.

COMMISSION ACTION

Motion for approval of the Consent Agenda.

Motion: Hansson/ Second: Gupta

Ayes: Gupta, Hansson, Ramirez, Serrano-Quan

The motion carried with 4 in favor.

END OF CONSENT AGENDA

REGULAR AGENDA

2. **Owner: Preeti and Sudhnshu Tikekar**



Applicant: Kartik Patel

File Number: PLN2024-00143

Location: 2835 Brewster Ave, Redwood City

Assessor's Parcel No.: 058-253-290

Consideration of a Non-Conforming Use Permit (NCUP) and Design Review Permit, pursuant to Chapters 8.388 and 8.256 of the San Mateo County Ordinance Code, to allow a 582 sq. ft. first-floor and a new 262 sq. ft. one-car garage addition (to replace a two-car garage) to an existing, non-conforming 3,242 sq. ft. single-family residence on a non-conforming 8,391 sq. ft. parcel, in the unincorporated Emerald Hills area of San Mateo County. The project requires a NCUP to allow lot coverage of 32.7% where 25% is allowed, 39.9% floor area where 30% is allowed, and one covered parking space where two covered spaces are required. 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). Project Planner, Sonal Aggarwal: saggarwal@smcgov.org.

SPEAKERS

1. Preeti Tikekar

COMMISSION ACTION

Motion to approve the Coastal Development Permit and Design Review Permit, County File Number PLN2024-00143, by adopting the required findings and conditions of approval contained in Attachment A of the Staff Report.

Motion: Gupta / Second: Hansson

Ayes: Gupta, Hansson, Ramirez, Serrano-Quan

The motion carried 4 in favor.

3. File Number: PLN2024-00057

Informational item regarding a Stormwater Ordinance update, including repealing Chapter 4.100 of the San Mateo Municipal Code "Storm Water Management and Discharge Control Ordinance" and replacing with Chapter 4.100 of the County of San Mateo Municipal Code "Stormwater and Drainage Control Ordinance." The Stormwater Ordinance is applicable to the unincorporated areas of San Mateo County. Project Planner, Camille Leung: cleung@smcgov.org.

SPEAKERS

1. Sultan Henson

CORRESPONDENCE AND OTHER MATTERS

None.

CONSIDERATION OF STUDY SESSION FOR NEXT MEETING

June 11, 2025 hearing is canceled. At the June 25, 2025, hearing staff will present a Coastal Development Permit in Montara. In July Planning Commission hearing will be held in Manzanita room.

DIRECTOR'S REPORT

Assistant Director Mintier reported that the Annual Progress report for the Housing Element was heard at the May 20, 2025 Board of Supervisor meeting. She provided reporting requirements and brief update on Regional Housing Needs Allocation during this Housing Element cycle. At the June 10, 2025 Board meeting, staff will present an AI Plan Review contract. The Seal Cove webpage is now live and available information may be reviewed at www.smcgov.org/planning/sealcoveinfo.

COMMISSIONER UPDATES & QUESTIONS

In response to Chair Serrano-Quan's question regarding Coastal Development Permits (CDPs), Assistant Director Mintier noted that Coastal



Development Permits (staff-level or hearing-level) are required for most development projects occurring in the Coastal Zone, that hearing-level CDPs are appealable to the California Coastal Commission, and that CDPs must be consistent with the Local Coastal Program. In response to Commissioner Gupta's comment regarding demographic survey being requested, she noted that this is the first time the County is gathering this data and it has gone out to all Boards and Commissions.

The meeting was adjourned at 9:55am.

Minutes submitted by Angela Montes, Planning Commission Secretary.