



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

---

**Planning Commission Members:**

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

**HEARING NO. 1779**  
**WEDNESDAY, JULY 23, 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.

**PUBLIC COMMENT**

None

**CONSENT AGENDA**

- 1. Consideration of the Minutes of the Planning Commission Hearing on July 9, 2025.**

**SPEAKERS**

None.

**COMMISSION ACTION**

Motion for approval of the Consent Agenda.

Motion: Garcia/ Second: Gupta

Ayes: Garcia, Gupta, Hansson, Serrano-Quan

**The motion carried with 4 in favor.**

---

END OF CONSENT AGENDA

---

**REGULAR AGENDA**

- 2. Owner/Applicant: Elizabeth Lacasia**



File Number: PLN2021-00478

Location: San Carlos Avenue, El Granada

Assessor's Parcel No.: 047-105-020

Consideration of the adoption of an Initial Study/Mitigated Negative Declaration, pursuant to the California Environmental Quality Act (CEQA), and Coastal Development Permit, Design Review Permit, and Variance, pursuant to Sections 6328.4, 6565.3, and 6531, of the County Zoning Regulations, to allow the construction of a new 1,670 sq. ft., three-story, single-family residence with an attached 371 sq. ft. garage and 791 sq. ft. Accessory Dwelling Unit (ADU) on a legal 7,070-sq. ft. parcel, in the unincorporated El Granada area of San Mateo County. A Variance is required to allow a front yard setback of 3 feet where 20 feet is required, due to the site location within the Montecito Riparian Corridor and associated 30-foot riparian setback. The ADU is a ministerial project that does not require review by the Planning Commission. The project is appealable to the California Coastal Commission. Project Planner, Camille Leung: [cleung@smcgov.org](mailto:cleung@smcgov.org).

#### **SPEAKERS**

1. Jason Silva
2. David Allen
3. Susan van Bezooijen
4. Roel van Bezooijen
5. Lennie Roberts
6. Caroline Doidge
7. Jen Allen
8. Elizabeth Lacasia
9. Robert F. Perrera
10. Patrick Kobernus

#### **COMMISSION ACTION**

Motion to adopt an Initial Study/Mitigated Negative Declaration and approve the Coastal Development Permit, Design Review Permit, and Variance, County File Number PLN2021-00478, by adopting the required findings and conditions of approval contained in Attachment A of the Staff Report.

Motion: Chair Serrano-Quan / Second: Garcia

Ayes: Garcia, Serrano-Quan

Nays: Gupta, Hansson

**The motion did not pass, no action taken, tie vote 2-2.**

---

#### **CORRESPONDENCE AND OTHER MATTERS**

None.

#### **CONSIDERATION OF STUDY SESSION FOR NEXT MEETING**

No study session proposed. At the August 13, 2025, hearing staff will present three items, 1) General Plan Conformity request from El Granada Community Services District 2) Design Review Permit and Non-conforming Use Permit for a residential addition/remodel in Emerald Lake Hills, and 3) Coastal Development Permit, Planned Agricultural District, and Use Permit for Coastside Community Water District well replacement project.

#### **DIRECTOR'S REPORT**

Director Monowitz reported that rezonings required to implement the Housing Element are underway. He informed the Commission that construction on the Pescadero waterline extension is set to commence in August to bring water to high school from CSA11. A proposed streamlining program, to support farmworker housing, will be presented to Agricultural Advisory Committee and Pescadero Municipal Advisory Committee in August. The County is also moving forward with a Farmworker Housing Loan Program.

#### **COMMISSIONER UPDATES & QUESTIONS**



None.

The meeting was adjourned at 10:57am.

Minutes submitted by Angela Montes, Planning Commission Secretary.