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**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
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**HEARING NO. 1780**  
**WEDNESDAY, AUGUST 13, 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 23, 2025.**

**2. Owner: Granada Community Services District**

**Applicant: Tom Conroy, Kankel Conroy Rose & Hill**

File Number: PLN2025-00161

Location: 480 Avenue Alhambra

Assessor's Parcel No.: 047-251-110, 047-251-100, 047-262-010

Consideration of a request by the Granada Community Services District, pursuant to government Code Section 65402, that the County report whether the proposed Granada Community Park and Recreation Center Project conforms to the adopted County General Plan. Project Planner, Chanda Singh: [csingh@smcgov.org](mailto:csingh@smcgov.org).

**SPEAKERS**

None.

**COMMISSION ACTION**

Motion for approval of the Consent Agenda.

Motion: Hansson/ Second: Garcia

Ayes: Garcia, Gupta, Hansson, Serrano-Quan



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

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END OF CONSENT AGENDA

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**REGULAR AGENDA**

**3. Resolution Honoring Commissioner Frederick Hansson for his Service on the San Mateo County Planning Commission**

Director Monowitz presented the Resolution in honor of Commissioner Hansson. The Commission expressed gratitude and reflected on the honor of serving along Mr. Hansson. Jacki Rigoni, Chief of Staff to Supervisor Corzo presented Mr. Hansson with a commendation.

**SPEAKERS**

1. Jacki Rigoni
2. Manuel Ramirez Jr.
3. Bharat Singh

**COMMISSION ACTION**

Motion to approve resolution honoring Commissioner Frederick Hansson for his service on the San Mateo County Planning Commission.

Motion: Gupta / Second: Garcia

Ayes: Garcia, Gupta, Serrano-Quan

Abstain: Hansson

**The motion carried with 3 in favor, 1 abstention.**

**4. Owner: Player & Pramakhatae Trust**

**Applicant: Jessica Sin**

File Number: PLN2025-00243

Location: 416 Lakeview Way

Assessor's Parcel No.: 057-131-060

Consideration of a Design Review Permit and Non-Conforming Use Permit (NCUP), pursuant to Chapters 8.256 and 8.388 of the San Mateo Ordinance Code, respectively, to allow a 443 sq. ft. addition and remodel, to an existing 2,048 sq. ft. single-family residence, and replacement of a 341 sq. ft. non-conforming, detached garage with a new 491 sq. ft. garage and roof deck, on a non-conforming, 25.7% slope, 6,158 sq. ft. parcel in Emerald Lake Hills. The applicant seeks a NCUP for 1) 2,491 sq. ft. of floor area where 2,400 sq. ft. is the maximum, 2) lot coverage ratio of 35.7% where 25% is the maximum, 3) side setbacks of 4.25 ft. and 6.67 ft. where a combination of 20 feet is required, and 4) a second story roof deck in the front setback. In addition, it is recommended that the Planning Commission determine that the project is categorically exempt from California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15301. Project Planner, Erica Adams: [eadams@smcgov.org](mailto:eadams@smcgov.org).

**SPEAKERS**

1. Jessica Sin

**COMMISSION ACTION**

Motion to approve the Design Review Permit and Non-Conforming Use Permit, County File Number PLN2025-00243, by adopting the required findings and conditions of approval contained in Attachment A of the Staff Report.



Motion: Garcia/ Second: Gupta

Ayes: Garcia, Gupta, Hansson, Serrano-Quan

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

**5. Owner/Applicant: Coastside County Water District**

File Number: PLN2025-00126

Location: 0 Pilarcitos Creek Road

Assessor's Parcel No.: 056-370-080

Consideration of a Coastal Development Permit, Planned Agricultural Development Permit and Use Permit, pursuant to Sections 6328.4, 6353, and 6500 of the County Zoning Regulations, to drill six municipal water wells to replace existing wells in the Pilarcitos Canyon wellfield, in El Granada. The project is appealable to the California Coastal Commission. Project Planner, Michael Schaller: [mschaller@smcgov.org](mailto:mschaller@smcgov.org).

**SPEAKERS**

1. Mary Rogren
2. Jonathan Sutter

**COMMISSION ACTION**

Motion to approve the Coastal Development Permit, Planned Agricultural Development Permit, and Use Permit, County File Number PLN2025-00126, by adopting the required findings and conditions of approval contained in Attachment A of the Staff Report.

Motion: Hansson / Second: Gupta

Ayes: Garcia, Gupta, Hansson, Serrano-Quan

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

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**CORRESPONDENCE AND OTHER MATTERS**

None.

**CONSIDERATION OF STUDY SESSION FOR NEXT MEETING**

No study session proposed. At the August 27, 2025, hearing staff will present two items, 1) Coastal Development Permit, Design Review Permit, and Grading Permit for a single-family residence in Miramar 2) Architectural Review Permit, Resource Management Permit and Grading Permit to improve the main visitor entrance at the Filoli Center.

**DIRECTOR'S REPORT**

Director Monowitz reported that he presented, at the Agricultural Advisory Committee and Pescadero Municipal Advisory Committee, the proposal for streamlined permits for Farm Worker Housing. On September 17, 2025, a Seal Cove community meeting will be held in Supervisor Mueller's Princeton office. On or around September 1, 2025, staff will host a Plan Princeton public workshop. Lastly, he noted that the 2025 Highway Program Call for Projects funding request for the Moss Beach SR-1 Congestion and Safety Improvements Project will be presented at the September 23, 2025, Board of Supervisors hearing.

**COMMISSIONER UPDATES & QUESTIONS**

None.

The meeting was adjourned at 10:17am.

Minutes submitted by Angela Montes, Planning Commission Secretary.