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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. 1778
WEDNESDAY, JULY 9, 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 June 25, 2025.**
- 2. Owner: Dane Rook and Bethan Nichols**
Applicant: Bodas Construction, Inc.
File Number: PLN2025-00034
Location: 400 Vermont Avenue, Moss Beach
Assessor’s Parcel No.: 037-134-170

Consideration of a Design Review Permit and Coastal Development Permit pursuant to Sections 8.256.030 and 8.252.050, respectively, of the San Mateo County Zoning Regulations, to allow for a 322 sq. ft. first-floor addition, 290sq. ft. second-floor addition, demolition and reconstruction of a new 400 sq. ft. rear deck, and interior remodel of an existing 975 sq. ft., two-story, single-family residence with an attached 464 sq. ft. two-car garage, on a developed 7,696 sq. ft. parcel. The project site is located at 400 Vermont Avenue in the unincorporated Moss Beach area of San Mateo County. The project includes minor grading and no tree removal. The project is appealable to the California coastal Commission. The project is exempt from environmental review, pursuant to the California Environmental Quality Act Guidelines Section 15301(e) (Class 1, Existing Facilities). Project Planner, Luis Topete: ltoptete@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.

END OF CONSENT AGENDA

REGULAR AGENDA

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

Director Monowitz presented the Resolution in honor of former Commissioner Ramirez. The Commission expressed gratitude and reflected on the honor of serving along Mr. Ramirez.

SPEAKERS

1. Manuel Ramirez Jr.
2. Camille Leung

COMMISSION ACTION

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

Motion: Gupta/ Second: Hansson

Ayes: Garcia, Gupta, Hansson, Serrano-Quan

The motion carried with 4 in favor.

- 4. Owner: San Mateo County**
Applicant: Sam Herzberg, Parks Department
File Number: PLN2025-00002
Location: 200 Nevada Ave, Moss Beach
Assessor’s Parcel No.: 037-113-080

Consideration of Coastal Development Permit (CDP), pursuant to Section 6328 of the San Mateo Zoning Regulations, to construct minor improvements to the park at the Fitzgerald Marine Reserve including installation and construction of a 130 foot long split rail wooden fence along California Avenue, new base rock pathway, two new concrete sitting walls, three memorial benches, three picnic tables, a statue, three interpretative aluminum signs, as well as relocation of an ADA picnic table, replacement of an existing water fountain, and new landscaping at 200 Nevada Avenue in the Moss Beach area of unincorporated San Mateo County. The project involves approximately 150 cu. yd of grading, no tree removal and is appealable to the California Coastal Commission. In conjunction with the requested permit, it is recommended that the Planning Commission determine that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303(e). Please direct questions to project Planner, Sonal Aggarwal at saggarwal@smcgov.org.

SPEAKERS



1. Sam Herzberg

COMMISSION ACTION

Motion to approve the Coastal Development Permit, County File Number PLN2025-00002, 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 4 in favor.

CORRESPONDENCE AND OTHER MATTERS

None.

CONSIDERATION OF STUDY SESSION FOR NEXT MEETING

No study session proposed. At the July 23, 2025, hearing staff will present a Coastal Development Permit, Design Review Permit and Variance for a new single-family residence in El Granada.

DIRECTOR'S REPORT

Director Monowitz reported on follow up work happening as a result of the conclusion of the Farmworker Housing Task Force efforts. As a result of this effort, the following follow up actions were identified: 1) attempt to reduce or streamline permit requirements for establishment of farmworker housing on the Coastside by proposing an amendment to the Local Coastal Program to exempt projects that fit within certain parameters; and, 2) expand monitoring and reporting requirements for private on-site water systems that supply farmworker housing units by amending Environmental Health (EH) regulations for private wells. These initiatives will be presented to the Agricultural Advisory Committee and Pescadero Municipal Advisory Committee in August.

COMMISSIONER UPDATES & QUESTIONS

In response to Commissioner Garcia's question regarding need to change well monitoring inspections, Director Monowitz stated that EH tested the water supplies as part of the taskforce inspections, and in many instances found that levels of bacteria exceeded normal health standards. He noted that municipal infrastructure is limited to serving urban areas and strong regulations against expanding municipal services in order to avoid sprawl and preserve resources. While there is a small municipal water system that services the town of Pescadero it has limited capacity for possible expansion. He added that development of private property in rural areas need to be accompanied by adequate water storage to ensure fire safety. In response to Commissioner Gupta's question regarding CEQA reform, Director Monowitz noted that Planning Commission makes determination on a project's compliance with CEQA when it takes action on a discretionary permit, and recent changes to CEQA will exempt more projects from the need to conduct environmental review, particularly housing projects.

The meeting was adjourned at 9:47am.

Minutes submitted by Angela Montes, Planning Commission Secretary.