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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. 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.

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.