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Planning Commission Members:

- Kumkum Gupta, 1st District
 - Adam Nugent, 2nd District
 - Vacant, 3rd District
 - Andrei Garcia, 4th District
 - Carlos Serrano-Quan, 5th District
-

HEARING NO. 1783
WEDNESDAY, SEPTEMBER 24, 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: Andrei Garcia, Kumkum Gupta, Adam Nugent, Carlos Serrano-Quan, presiding.

Staff Present: Steve Monowitz, Director of Planning & Building; Timothy Fox, County Attorney; Amy Ow, Administrative Assistant; and Angela Montes, Planning Commission Secretary.

PUBLIC COMMENT

None

CONSENT AGENDA

1. Consideration of the Minutes of the Planning Commission Hearing on September 10, 2025.

2. Owner: Weng Yue

Applicant: Minh Nguyen, San Mateo County Real Property

File Number: PLN2025-00266

Location: 3335 Spring Street

Assessor's Parcel No.: 055-101-160

Consideration of request by the San Mateo County Real Property Division, pursuant to Government Code Section 65402, that the Planning Commission report whether the County's proposed purchase of 0.16 acres of property at 3335 Spring Street (APN 055-101-160) in unincorporated North Fair Oaks, for future use as transitional housing, conforms to the County General Plan. Please direct questions to project Planner, Will Gibson at wgibson@smcgov.org.

3. Owner: Weng Yue

Applicant: Janet Ng, SFPUC Project Management Bureau

File Number: PLN2025-00280

Location: 4000 Crystal Springs Road

Assessor's Parcel No.: 93-070-072, -050



Consideration of a request by the San Francisco Public Utilities Commission (SFPUC) Project Management Bureau, pursuant to Government Code Section 65402, that the County determine whether the SFPUCs Crystal Springs Pipeline No. 2, Reach 5 Lining Replacement Project, on unincorporated parcels near San Mateo Highlands and the City of Hillsborough conforms to the adopted County's General Plan. Please direct questions to project Planner, Bharat Singh at bsingh@smcgov.org.

SPEAKERS

None.

COMMISSION ACTION

Motion to set the Regular Agenda and approval of the Consent Agenda.

Motion: Garcia/ Second: Gupta

Ayes: Garcia, Gupta, Nugent, Serrano-Quan

The motion carried with 4 in favor.

END OF CONSENT AGENDA

REGULAR AGENDA

4. Owner: Mario and Maly Despres

Applicant: Tony Valdez

File Number: PLN2024-00273

Location: 2840, 2844 and 2832 Middlefield Road

Assessor's Parcel No.: 054-215-250, -260

Consideration of a Use Permit pursuant to Section 8.126.050 of San Mateo County Ordinance Code, for an existing catering kitchen and take-out restaurant, in the unincorporated North Fair Oaks area of San Mateo County, to allow 1) dine-in use with indoor seating where only take-out use is currently allowed, 2) to allow parking to consist of six parking spaces where seven are required by zoning, 3) for the required parking to be located on an off-site, adjoining property, and 4) to allow a six-foot high fence where four-feet is the limit. Please direct questions to project Planner, Erica Adams at eadams@smcgov.org.

SPEAKERS

1. Alex Fernandez
2. Sydney Lewing

COMMISSION ACTION

Motion to approve the Use Permit, County File Number PLN2024-00273, by adopting the required findings and conditions of approval contained in Attachment A of the Staff Report.

Motion: Nugent/ Second: Garcia

Ayes: Garcia, Gupta, Nugent, Serrano-Quan

The motion carried with 4 in favor.

CORRESPONDENCE AND OTHER MATTERS

None.

CONSIDERATION OF STUDY SESSION FOR NEXT MEETING

No study session proposed. The October 8, 2025 hearing is canceled. Next hearing is scheduled for October 22, 2025.



DIRECTOR'S REPORT

Director Monowitz reported that at the September 23, 2025, Board of Supervisors meeting, the Board endorsed a resolution in support of the Moss Beach State Route 1 grant application. He outlined how the Department plans to proceed with the project. Staff will host a Plan Princeton Workshop on September 30, 2025. The consultant retained to conduct the geotechnical study in the Seal Cove area is continuing work on the report. In response to a question from Chair Serrano-Quan regarding the AI Plan Review Pilot Program, he provided an update on the current status of the initiative.

The meeting was adjourned at 9:30am.

Minutes submitted by Angela Montes, Planning Commission Secretary.