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**Planning Commission Members:**

- Kumkum Gupta, 1<sup>st</sup> District
  - Adam Nugent, 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. 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](mailto: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](mailto: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.**

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END OF CONSENT AGENDA

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**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](mailto: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.**

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**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.