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Planning Commission Members:

- Kumkum Gupta, 1st District
 - Frederick Hansson, 2nd District
 - Lisa Ketcham, 3rd District
 - Manuel Ramirez, Jr., 4th District
 - Carlos Serrano-Quan, 5th District
-

HEARING NO. 1764
WEDNESDAY, NOVEMBER 13, 2024
IN-PERSON WITH REMOTE PARTICIPATION

CALL TO ORDER

The meeting was called to order at 9:30 a.m. by Lisa Ketcham.

ROLL CALL

Commissioners Present: Kumkum Gupta, Carlos Serrano-Quan, Lisa Ketcham presiding.

Commissioners Absent: Frederick Hansson, Manuel Ramirez.

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

PUBLIC COMMENT

1. Len Erikson

CONSENT AGENDA

1. Consideration of the Minutes of the Planning Commission Hearing on October 23, 2024.

SPEAKERS

None.

COMMISSION ACTION

Motion for approval of the Consent Agenda.

Motion: Gupta/ Second: Serrano-Quan

Ayes: Gupta, Serrano-Quan, Ketcham

The motion carried with 3 in favor.

END OF CONSENT AGENDA

REGULAR AGENDA



- 2. Owner: Riley Bradley and Kristin Meader Bradley**
Applicant: Katie Kostiuk, Fat Pen Studios Inc.
File Number: PLN2024-00141
Location: 167 Avenue Portola, El Granada
Assessor’s Parcel No.: 047-208-110

Consideration of a Design Review Permit and Non-Conforming Use Permit (NCUP) pursuant to Sections 6565.3 and 6137.1, respectively, of the San Mateo County Zoning Regulations, to allow for a 434 sq. ft. first floor addition, a 758 sq. ft. second story addition, a new detached 655 sq. ft. two-car garage with a half bathroom and outdoor shower, and remodel of an existing 701 sq. ft., one-story, single-family residence, on a developed 5,729 sq. ft. parcel, associated with a NCUP. A NCUP is required to expand the non-confirming residence with a front setback of approximately 6'-9.5" where 20 ft. is required. The project involves only minor grading and no tree removal.

SPEAKERS

- 1. None

COMMISSION ACTION

Motion to approve Design Review Permit and Non-Conforming Use Permit, County File Number PLN2024-00141, by adopting the required findings and conditions of approval contained in Attachment A of the Staff Report.

Motion: Serrano-Quan / Second: Gupta
Ayes: Gupta, Serrano-Quan, Ketcham

The motion carried with 3 in favor.

3. Information Only – Get There Together

Briefing on Get There Together: An Action Plan for Transportation Choices in Half Moon Bay and the Midcoast.

SPEAKERS

- 1. Alex Mercuri

CORRESPONDENCE AND OTHER MATTERS

None.

CONSIDERATION OF STUDY SESSION FOR NEXT MEETING

No study session proposed. December 11 hearing canceled, next hearing is set for January 8, 2025.

DIRECTOR’S REPORT

Director Monowitz reported that at the November 12 Board of Supervisor (BOS) meeting the Board approved the first reading of the Reach Code. At the November 19 BOS meeting staff will present department performance report, updates to Fee Schedule, and the North Fair Oaks Community Plan 10-year Review and contract to update permitting software, Accela. At the December 3 meeting staff is presenting a Williamson Act contract for a property in Pescadero. December 10 staff is presenting the Midcoast park mitigation fee report. Lastly the California Coastal Commission is hearing an appeal in regard to Highway 1 Multi-Asset project.

The meeting was adjourned at 10:28am.

Minutes submitted by Angela Montes, Planning Commission Secretary.