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**Planning Commission Members:**

- Kumkum Gupta, 1<sup>st</sup> District
  - Frederick Hansson, 2<sup>nd</sup> District
  - Lisa Ketcham, 3<sup>rd</sup> District
  - Manuel Ramirez, Jr., 4<sup>th</sup> District
  - Carlos Serrano-Quan, 5<sup>th</sup> District
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**HEARING NO. 1753**  
**WEDNESDAY, MAY 22, 2024**  
**IN-PERSON WITH REMOTE PARTICIPATION**

**CALL TO ORDER**

The meeting was called to order at 9:00 a.m. by Lisa Ketcham.

**ROLL CALL**

Commissioners Present: Kumkum Gupta, Frederick Hansson, Carlos Serrano-Quan, Manuel Ramirez, Lisa Ketcham 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 April 24, 2024.
2. **Owner: San Francisco Public Utilities Commission**  
**Applicant: San Francisco Public Utilities Commission**  
File Number: PLN2024-00100  
Location: 12605 Skyline Blvd, Redwood City, CA 94062  
Assessor’s Parcel No.: 093-090-050

Consideration of a request by the San Francisco Public Utilities Commission (SFPUC), pursuant to Government Code Section 65402, that the County determine whether the construction of a 160-foot-tall radio tower on land owned by the SFPUC in the North Skyline area of the unincorporated County, to improve radio communications and coverage, conforms to the County General Plan. Project Planner; Katie Faulkner; [kfaulkner@smcgov.org](mailto:kfaulkner@smcgov.org).

**COMMISSION ACTION**

Motion for approval of the Consent Agenda.

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

**The motion carried with 5 in favor.**



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END OF CONSENT AGENDA

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**REGULAR AGENDA**

- 3. Owner:** State of California
- Applicant:** Linda Hitchcock, California State Parks
- File Number:** PLN2023-00271
- Location:** Various Coastside Locations
- Assessor’s Parcel No.:** Multiple

Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the County Zoning Regulations, to allow for the replacement of restrooms and install upgrades to existing parking lots to provide accessible parking, paths, and picnic tables at eight State Parks locations. This project is appealable to the California Coastal Commission. Project Planner; Angela Chavez; [achavez@smcgov.org](mailto:achavez@smcgov.org).

**SPEAKERS**

- 1. Linda Hitchcock

**COMMISSION ACTION**

Motion for approval of a Coastal Development Permit, County File No. PLN2023-00271, by adopting the required findings and conditions of approval contained in Attachment A.

Motion: Hansson/ Second: Gupta

Ayes: Gupta, Hansson, Serrano-Quan, Ramirez, Ketcham

**The motion carried with 5 in favor.**

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**CORRESPONDENCE AND OTHER MATTERS**

None.

**CONSIDERATION OF STUDY SESSION FOR NEXT MEETING**

No study session proposed. Two items for the upcoming Planning Commission agenda include affordable housing unit along Highway 1 in Pescadero and a Use Permit Amendment for the Woodland School in Ladera which was continued to next meeting as requested by the School.

**DIRECTOR’S REPORT**

Director Monowitz updated the Commission on action taken by the Board to approve the non-Coastal Accessory Dwelling Unit (ADU) Regulations. Proposed updates to the Coastal ADU regulations will be presented to the Commission and Board of Supervisors at a later date. He continued to provide an update regarding Airport Street and the AmeriGas property. He also updated the Commission on an agreement with Pathways, a consulting firm that will be assisting the County do public outreach for Plan Princeton.

**COMMISSIONER UPDATES AND QUESTIONS**

In regard to a question from Chair Ketcham, Director Monowitz will follow up on the Chevron station in Moss Beach. In regard to a question from Commissioner Gupta, Director Monowitz encouraged all Commissioners to join County Equity trainings and attend 21 Elements trainings if possible, but not required.

**ADJOURNMENT**

The meeting was adjourned at 9:30 a.m.

Minutes submitted by Angela Montes, Planning Commission Secretary.