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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. 1763**  
**WEDNESDAY, OCTOBER 23, 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 October 9, 2024.

**SPEAKERS**

None.

**COMMISSION ACTION**

Motion for approval of the Consent Agenda.

Motion: Gupta/ Second: Hansson

Ayes: Gupta, Hansson, Serrano-Quan, Ketcham

Abstain: Ramirez

**The motion carried with 4 in favor, 1 abstention.**

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END OF CONSENT AGENDA

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**REGULAR AGENDA**



**2. Owner: Marina Fastovskaya**

**Applicant: Gary Kleynor**

**Appellant: Alisa Stegmaier**

File Number: PLN2022-00173

Location: 700 George Street, Montara

Assessor’s Parcel No.: 036-103-620

Consideration of an appeal of the Coastside Design Review Committee’s decision to approve a Design Review permit, pursuant to Section 6565.3 of the County Zoning Regulations, to allow the construction of a new two-story, 2,818 sq. ft. single-family residence and detached 400 sq. ft. garage, located on a 6,254 sq. ft. undeveloped legal parcel (Recorded Certificate of Compliance, PLN2014-00360) at 700 George Street in Montara. The project involves only minor grading and no significant tree removal. The project is not appealable to the California Coastal Commission.

**SPEAKERS**

1. Alisa Stegmaier
2. Gary Kleynor
3. Karen Wilson
4. Vic Abadie
5. Mark Stegmaier
6. Janine Stegmaier
7. Evan Gottesman
8. Greg Rice

**COMMISSION ACTION**

Motion to deny the appeal and uphold the Coastside Design Review Committee’s decision to approve the Design Review Permit, County File Number PLN2022-00173, by adopting the required findings and conditions of approval contained in Attachment A of the Staff Report.

Motion: Hansson / Second: Ramirez

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

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

**3. Information Only – North Fair Community Plan 10-year Review**

Briefing on the outcomes of the North Fair Oaks Community Plan 10-year Review and the associated final draft report, website, and performance dashboard.

**SPEAKERS**

1. Aaron Aknin
2. Noa Kornbluh

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**CORRESPONDENCE AND OTHER MATTERS**

None.

**CONSIDERATION OF STUDY SESSION FOR NEXT MEETING**

No study session proposed. November 13 hearing will have three items, an information only briefing on Get There Together, General Plan



conformity application from Mid-Peninsula Open Space District, and Design Review and Non-Confirming Use Permit to construct a new residence on the coastside.

**DIRECTOR'S REPORT**

Director Monowitz reported that at the October 22 Board of Supervisor meeting the Board approved the update to tree regulations and recognized Timothy Fox for his 20 years of service to the County. At the November 12 Board of Supervisor meeting the Board will consider a new version of the Building Reach Code. At the November 19 Board of Supervisor meeting staff will present updates to Fee Schedule, and the North Fair Oaks Community Plan 10-year Review. Planning Commission hearings are expected to be held in new chambers once all technology issues are resolved. In response to Commissioner Serrano-Quan's question regarding the impact of automobile service shops on public parking, Director Monowitz noted that most of the problems the department has observed are associated with auto businesses overflow onto street parking that should be available to the public. Our code compliance team is actively working on such cases and will continue to coordinate with the Sherriff's office in this regard.

The meeting was adjourned at 11:31am.

Minutes submitted by Angela Montes, Planning Commission Secretary.