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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
-

MEETING NO. 1749
WEDNESDAY, MARCH 27, 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; and Angela Montes, Planning Commission Secretary

PUBLIC COMMENT

None.

CONSENT AGENDA

1. Consideration of the Minutes of the Planning Commission Hearing on March 13, 2024.

COMMISSION ACTION

Motion for approval of the Consent Agenda.

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

The motion carried with 4 in favor, 1 abstention.

END OF CONSENT AGENDA

REGULAR AGENDA

2. **Owner: John Dahmen**
Applicant: Doug Gawoski
File Number: PLN2023-00051
Location: 601 Vue De Mer Avenue, Moss Beach
Assessor’s Parcel No.: 037-155-010



Consideration of a Design Review Permit and Non-Conforming Use Permit to allow the construction of a 571 sq. ft. single-story addition, new 331 sq. ft. deck, and a 41 sq. ft. entry porch to an existing 1,307 sq. ft. single-family residence on a 7,540 sq. ft. parcel. The project also includes an exception to allow one uncovered parking space where one covered space is required. The project involves only minor grading and no tree removal. In conjunction with the requested permits, it is recommended that the Planning Commission determine that the project is categorically exempt from CEQA, pursuant to Section 15301. Application deemed complete: December 11, 2023. Project Planner: Sam Becker, sbecker@smcgov.org

SPEAKERS

1. Doug Gawoski

COMMISSION ACTION

Motion for approval of Design Review Permit and Non-Conforming Use Permit, County File No. PLN2023-00051, by adopting the required findings and conditions of approval contained in Attachment A.

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

The motion carried with 4-1 vote.

CORRESPONDENCE AND OTHER MATTERS

None.

CONSIDERATION OF STUDY SESSION FOR NEXT MEETING

No study session proposed. The three items currently scheduled for the upcoming Planning Commission include a major modification to the permits for a new home and ADU on Magellan Avenue; proposed amendments to accessory dwelling unit regulations that apply outside of the coastal zone; and the proposed update to the General Plan Housing Element.

DIRECTOR'S REPORT

Director Monowitz updated the Commission on the actions taken by the Board of Supervisors on March 26, 2024, including their approval of general plan amendment and subdivision located on Upland Avenue in Emerald Lake Hills and the Cypress Point affordable housing project in Moss Beach. Staff also provided an update to the Supervisors regarding the Housing Element and reported on the shortened timeframe for submittal to the State.

COMMISSIONER UPDATES AND QUESTIONS

None.

ADJOURNMENT

The meeting was adjourned at 10:06 a.m.

Minutes submitted by Angela Montes, Planning Commission Secretary.