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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. 1751**  
**WEDNESDAY, APRIL 24, 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 10, 2024.
2. **Owner:** BF Children LLC et al, BF Martha LLC  
**Applicant:** Midpeninsula Regional Open Space District  
File Number: PLN2024-00080  
Location: La Honda Road (Hwy 84) between Pescadero Creek Rd and Sylvan Way  
Assessor’s Parcel No.: 083-351-010

Consideration of a request by the Midpeninsula Regional Open Space District, pursuant to Government Code Section 65402, that the County determine whether the proposed purchase of 59.28 +/- acres of property conforms to the County General Plan. Project Planner: Bharat Singh, bsingh@smcgov.org

**COMMISSION ACTION**

Motion for approval of the Consent Agenda.

Motion: Hansson/ Second: Ramirez  
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: Cabrillo Unified School District**
- Applicant: Roger Anchartechahar, Cabrillo Unified School District**
- File Number: PLN2023-00223
- Location: 400 Santiago Avenue, El Granada
- Assessor’s Parcel No.: 047-330-020

Consideration of a Coastal Development Permit (CDP), Use Permit Amendment, Design Review Permit, Resource Management Permit, and Grading Permit for the El Granada Elementary Modernization Project, including construction of a new 8,650 sq. ft. one-story building containing 7 classrooms and 3 restrooms, classroom replacements and relocation, parking lot and access improvements, and landscaping, at the developed El Granada Elementary school campus. The CDP is appealable to the California Coastal Commission. Project Planner: Camille Leung, cleung@smcgov.org

**SPEAKERS**

- 1. Jesus Contreras
- 2. Roger Anchartechahar
- 3. Briana Lafontaine
- 4. Doug Machado
- 5. Gregg Dieguez

**COMMISSION ACTION**

Motion for approval of a Coastal Development Permit, Use Permit Amendment, Design Review Permit, Resource Management Permit and Grading Permit, County File No. PLN2023-00223, by adopting the required findings and conditions of approval contained in Attachment A, with amendment to Condition No. 16.c to limit exterior lighting to a maximum light frequency of 2200K.

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. One significant item on the upcoming Planning Commission agenda includes Use Permit Amendment for the Woodland School in Ladera.

**DIRECTOR’S REPORT**

Director Monowitz updated the Commission on the action taken, regarding the Housing Element, by the Board of Supervisors on April 23, 2024. Next steps include submitting the Element to the State and addressing initiating the associated rezoning program. The plan is to proceed with zoning amendments on the Bayside which do not require Coastal Commission approval, prior to proceeding with the Local Coastal Program amendments proposed by the Element. In response to Chair Ketcham, he noted that he will keep Commissioners updated on the timeline. In response to Commissioner Gupta, he noted that the Department has been allocated additional funding to hire a Planner to work on housing projects on the Coastside. He continued to provide an update regarding modular unit at Princeton waterfront, abandoned vehicles on Airport Street, and the AmeriGas propane tank site.

**COMMISSIONER UPDATES AND QUESTIONS**



None.

**ADJOURNMENT**

The meeting was adjourned at 10:09 a.m.

Minutes submitted by Angela Montes, Planning Commission Secretary.