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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. 1754**  
**WEDNESDAY, JUNE 12, 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, Carlos Serrano-Quan, Manuel Ramirez, Lisa Ketcham presiding.

Commissioners Absent: Frederick Hansson

Staff Present: Steve Monowitz, Director of Planning & Building; Timothy Fox, County Attorney; Brian Kulich, County Attorney; and Angela Montes, Planning Commission Secretary.

**PUBLIC COMMENT**

None.

**CONSENT AGENDA**

1. Consideration of the Minutes of the Planning Commission Hearing on May 22, 2024.

**COMMISSION ACTION**

Motion for approval of the Consent Agenda.

Motion: Ramirez/ Second: Gupta

Ayes: Gupta, Serrano-Quan, Ramirez, Ketcham

**The motion carried with 4 in favor.**

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END OF CONSENT AGENDA

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**REGULAR AGENDA**

2. **Owner:** Debbie Jahns  
**Applicant:** Debbie Jahns  
**File Number:** PLN2018-00168  
**Location:** 12850 Cabrillo Highway, Pescadero



Assessor's Parcel No.: 086-142-010

Consideration of a Coastal Development Permit (CDP), Planned Agricultural District Permit, After-the-Fact Grading Permit, Architectural Review Permit, and adoption of a Mitigated Negative Declaration, to construct a new 2,750 sq. ft. single-story, pre-manufactured affordable housing unit with a 360 sq. ft. detached two-car carport, and supporting improvements, on a legal 17.4-acre parcel. A total of 1,250 cubic yards (c.y.) of grading is associated with the project, including 630 c.y. of cut and 620 c.y. of fill, and no tree removal. The project is located within the Cabrillo Highway State Scenic Corridor in the unincorporated Pescadero area of San Mateo County. The CDP is appealable to the California Coastal Commission. Project Planner; Summer Burlison, [sburlison@smcgov.org](mailto:sburlison@smcgov.org).

#### SPEAKERS

1. Debbie Jahns
2. Lennie Roberts

#### COMMISSION ACTION

Motion for approval of the Coastal Development Permit, Planned Agricultural District Permit, After-the-fact Grading Permit, Architectural Review Permit, and adoption of a Mitigated Negative Declaration, County File No. PLN2018-00168, by adopting the required findings and conditions of approval contained in Attachment A.

Motion: Ramirez/ Second: Gupta

Ayes: Gupta, Serrano-Quan, Ramirez, Ketcham

**The motion carried with 4 in favor.**

- 3. Owner: Las Lomas Elementary School District**  
**Applicant: Woodland School**  
File Number: PLN2000-00352  
Location: 360 La Cuesta Drive, Portola Valley  
Assessor's Parcel No.: 077-180-020

Consideration of a Use Permit Renewal and Amendment, and a Fence Height Exception, for the continued operation of a private elementary school, expansion of operating hours, retention of three existing tents, and the construction of a new 6-foot-tall fence along the perimeter of the property. The project is located at 360 La Cuesta Drive in the unincorporated Ladera area of San Mateo County. Project Planner; Luis Topete, [ltopete@smcgov.org](mailto:ltopete@smcgov.org).

#### SPEAKERS

1. Sharon Chang
2. Jennifer Warren
3. Heather Hopkins
4. Wynn White
5. Rosemary Hintz
6. Greg Hintz
7. Kimberly Legg
8. Matt Trunnell
9. Michael Mastrandrea



10. Justin Maxwell
11. Aida Soto
12. Hillary Goddard
13. Ellyn Rubin
14. Tracy Kraft
15. Katheryn Browne
16. Joan Barada
17. Susana Chenette
18. Caroline Chase
19. Lennie Roberts
20. Alex Driscoll Smith
21. Daniel Warren
22. Trevor Oliver
23. Don Coleman
24. Ely Sugarman
25. Nancy Lobell
26. Linda McGeever
27. Casey Rich
28. Diane Schrader
29. Kevin Lanigan
30. Jennifer Renk

**COMMISSION ACTION**

Motion for approval of a Use Permit Renewal, Amendment and Fence Height Exception, County File Number PLN2000-00352, by making the required findings and adopting the conditions of approval in Attachment A, Staff Report Addendum, and amendment to Condition No. 1 limiting the number of other meetings conducted in the ordinary course of school operations/activities after 6:00 p.m. on weekdays and from 9:00 a.m. – 7:00 p.m. during weekend hours to no more than three, requiring these meetings accommodate all parking in the school parking lot, and allowing for summer camp programs which run in one-week sessions with a maximum of 125 participants per session.

Motion: Ramirez/ Second: Gupta

Ayes: Gupta, Serrano-Quan, Ramirez, Ketcham

**The motion carried with 4 in favor.**

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**CORRESPONDENCE AND OTHER MATTERS**

Correspondence received regarding tragic death of Joaquin Dominik Jimenez Alvarado, the son of the Mayor of the City of Half Moon Bay, urging for Highway 1 improvements and roundabouts.

**CONSIDERATION OF STUDY SESSION FOR NEXT MEETING**

No study session proposed. Three items for the upcoming Planning Commission agenda include two items related to the Coastside Fire Station No. 44 replacement and a Use Permit Renewal of existing wireless telecommunication facilities on top of Montara mountain.

**DIRECTOR'S REPORT**

Director Monowitz updated the Commission on action taken by the Board to accept a grant received from the Department of Water Resources. He continued to provide an update, and ensued conversation with Chair Ketcham and Commissioner Gupta, regarding Airport



Street and the AmeriGas facility in Princeton. He also updated the Commission on the Moss Beach Chevron project and on the Miramar Hodge project.

**COMMISSIONER UPDATES AND QUESTIONS**

None.

**ADJOURNMENT**

The meeting was adjourned at 11:50am.

Minutes submitted by Angela Montes, Planning Commission Secretary.