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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. 1759**  
**WEDNESDAY, AUGUST 28, 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: Frederick Hansson, Carlos Serrano-Quan, Manuel Ramirez, Lisa Ketcham presiding.

Commissioners Absent: Kumkum Gupta

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 July 10, 2024.

**COMMISSION ACTION**

Motion for approval of the Consent Agenda.

Motion: Hansson/ Second: Serrano- Quan

Ayes: Hansson, Serrano-Quan, Ketcham

Abstain: Ramirez

**The motion carried with 3 in favor, 1 abstention.**

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END OF CONSENT AGENDA

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**REGULAR AGENDA**

2. Consideration of an ordinance and recommendation to the Board of Supervisors to repeal Division VI (Planning and Subdivision Regulations), Division VII (Building Regulations), and Division VIII (Natural Resources Protection) of the San Mateo County Ordinance Code and replace those provisions with Title 8 – Zoning & Development Regulations,



Title 9 – Subdivision Regulations and Title 10 – Building Regulations. The ordinance would also amend Part III of the Local Coastal Program Implementation Plan to update the ordinances listed in that part. Project Planner, Kanoa Kelley [kkelley@smcgov.org](mailto:kkelley@smcgov.org).

**SPEAKERS**

None.

**COMMISSION ACTION**

Motion to approve the recommendation that the Board of Supervisors adopt the ordinance renumbering the County’s Planning, Building, and Subdivision regulations, and amending Part III of the Local Coastal Program Implementation Plan, to also incorporate gender neutral references and correct cross-references, and direct staff to submit the ordinance for Coastal Commission certification.

Motion: Ramirez/ Second: Hansson

Ayes: Hansson, Serrano-Quan, Ramirez, Ketcham

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

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**CORRESPONDENCE AND OTHER MATTERS**

None.

**CONSIDERATION OF STUDY SESSION FOR NEXT MEETING**

No study session proposed. September 11 hearing will have 1 item on consent and two regular items including final tree regulations update.

**DIRECTOR’S REPORT**

Director Monowitz noted that at the September 10 Board of Supervisor hearing staff will present the Bagerman appeal, regarding dispute of easement and retaining wall, and the proposed Planning permit fee and fire review fee updates. He added that the second submittal to the State for the Housing Element resulted in the State identifying additional analysis and revisions the State would like to see. In response to Chair Ketcham’s question regarding permitting process for National Park Service preparing management plan for Rancho Corral de Tierra, he noted that the Federal government is exempt from obtaining state or local approvals for federal projects. However, the Federal Coastal Zone Management Act requires that federal agencies undertaking projects within the Coastal Zone consult with the state’s coastal management entity, the California Coastal Commission. GGNRA will need to submit the plan to the Coastal Commission for determination of consistency.

**ADJOURNMENT**

The meeting was adjourned at 9:29am.

Minutes submitted by Angela Montes, Planning Commission Secretary.