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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
-

HEARING NO. 1761
WEDNESDAY, SEPTEMBER 25, 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; Mercedes Segura, Administrative Assistant; and Angela Montes, Planning Commission Secretary.

PUBLIC COMMENT

None.

CONSENT AGENDA

1. Consideration of the Minutes of the Planning Commission Hearing on September 11, 2024.

SPEAKERS

None.

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.

END OF CONSENT AGENDA

REGULAR AGENDA

2. **Owner: Ucelli Andrew Anthony Tr**
Applicant: Steve Kellond, Kellond Architects



File Number: PLN2023-00055
Location: 0 Sonora Avenue, El Granada
Assessor’s Parcel No.: 047-122-010

Consideration of a Non-Conforming Use Permit, Coastal Development Permit (CDP), and Design Review Permit for the construction of a new, two-story, 1,828 sq. ft. single-family residence with an attached 367 sq. ft. one-car garage and attached 597 sq. ft. accessory dwelling unit (ADU) on a legal, non-confirming 3,986 sq. ft. parcel located at the intersection of Columbus Street and Sonora Avenue. A COC Type A was recorded under PLN2021-00228. A Non-Conforming Use Permit is required to allow development of a 32.5 feet wide lot where 60 feet is the minimum required width; and to allow one covered parking space where two covered spaces are required for the S-17 Zoning District. The project involves only minor grading and no tree removal. This project is exempt from environmental review pursuant to the California Environmental Quality Act Guidelines, Section 15303, Class 3 (a). The CDP is appealable to the California Coastal Commission.

SPEAKERS

1. Steve Kellond
2. Anthony Uccelli

COMMISSION ACTION

Motion to approve the Non-Conforming Use Permit, Coastal Development Permit and Design Review Permit, County File Number PLN2023-00055, by adopting the required findings and conditions of approval contained in Attachment A of the Staff Report.

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

The motion carried with 5 in favor.

- 3. Owner: Randolph Mukaeda**
Applicant: Edward C. Love
File Number: PLN2020-00070
Location: Cypress Avenue
Assessor’s Parcel No.: 037-221-020, -030

Consideration of the adoption of an Initial Study/Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, and Design Review Permit and Coastal Development Permit (CDP), pursuant to Sections 6565.3 and 6328.4 of the County Zoning Regulations, and a Merger, pursuant to Section 7123 of the Subdivision Regulations, to allow construction of a new 2-story, 1,971 sq. ft. residence with a 1,015 sq. ft. attached garage on a 5,643 sq. ft. legal parcel. The CDP is appealable to the California Coastal Commission

SPEAKERS

1. Edward C. Love
2. Charlie Kissick
3. Randolph Mukaeda
4. Seth Weil
5. Dianne Kavanaugh
6. Michelle Weil

COMMISSION ACTION

Motion to adopt the Initial Study/Mitigated Negative declaration and approve the Design Review Permit and Coastal Development Permit, County File Number PLN2020-00070, by adopting the required findings and conditions of approval contained in Attachment A of the Staff Report and adding a condition (Condition 58) to require, at the time of building permit submittal, the applicant to



submit a revised Drainage Plan for review by the Director of Planning and Building, which shall address the goals of 1) minimizing flooding on Alton Avenue and 2) preserving the bioswale along the Cypress Avenue frontage installed by the County.

Motion: Serrano-Quan/ Second: Ramirez

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

The motion carried with 5 in favor.

CORRESPONDENCE AND OTHER MATTERS

None.

CONSIDERATION OF STUDY SESSION FOR NEXT MEETING

No study session proposed. October 9 hearing will have one item, a Williamson Act Subdivision.

DIRECTOR'S REPORT

Director Monowitz noted that the Department has three items currently scheduled for the October 8 Board of Supervisor meeting: a Williamson Act Contract for a parcel used for grazing in San Gregorio, the Woodland School Appeal and the Ordinance Reorganization. He informed the Commission that the Local Agency Formation Commission approved the extension of County Service Area 11 to include Pescadero High School and fire station project. Staff continues to work on Housing Element update and periodically working with HCD to work through issues.

The meeting was adjourned at 10:55am.

Minutes submitted by Angela Montes, Planning Commission Secretary.