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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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**MEETING NO. 1740**  
**WEDNESDAY, OCTOBER 11, 2023**  
**IN-PERSON AND BY VIDEOCONFERENCE**

**CALL TO ORDER**

The meeting was called to order at 9:00 a.m. by Chair Kumkum Gupta.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

Commissioners Present: Lisa Ketcham, Frederick Hansson, Manuel Ramirez, Kumkum Gupta presiding

Commissioner(s) Absent: Carlos Serrano-Quan

Staff Present: Steve Monowitz, Director of Community Development; Tim Fox, County Counsel; Maria Gonzalez, Administrative Secretary, and Angela Montes, Planning Commission Secretary

**PUBLIC COMMENT**

None

**CONSENT AGENDA**

1. Consideration of the Minutes of the Planning Commission Hearings on September 13, 2023.
2. Owner: San Mateo County  
Applicant: San Mateo County Parks Department  
File Number: PLN 2023-00147  
Location: Quarry Park  
Assessor’s Parcel No: 047-340-020 and 047-340-290

Consideration of a Coastal Development Permit for non-potable water system improvements at Quarry Park to use the existing reservoir to provide water for fire suppression, dust control and irrigation, in reliance on the San Mateo County Parks Department’s determination that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303. This project is appealable to the California Coastal Commission. Project Planner: Luis Topete; [ltopete@smcgov.org](mailto:ltopete@smcgov.org).

**COMMISSION ACTION**

Motion for approval of the Consent Agenda.

Motion: Hansson / Second: Ramirez

Ayes: Ketcham, Hansson, Ramirez, Gupta



The motion carried with 4 in favor.

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END OF CONSENT AGENDA

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**REGULAR AGENDA**

**3. Owners/Applicants: Brian and Nicolas Musante**

File Number: PLN 2019-00261

Location: 3419 Oak Knoll Drive, Redwood City

Assessor's Parcel No: 057-153-230, -250, -260, -270, -280, and -290

An appeal of the Community Development Director's decision pursuant to Subdivision Regulations Section 7121, to deny a request to unmerge parcels for which a Notice of Merger was recorded by the County in 1979. The parcels are located in the 3400 block of Oak Knoll Drive in Emerald Lake Hills. Project Planner: Lisa Aozasa [laozasa@smcgov.org](mailto:laozasa@smcgov.org).

**SPEAKERS**

1. Julian Hubbard
2. Nicholas Musante
3. Cindy

**COMMISSION ACTION**

Motion to deny appeal of the Community Development Director's decision of the request to unmerge parcels for County File Number PLN 2019-00261.

Motion: Ramirez / Second: Ketcham

Ayes: Ketcham, Hansson, Ramirez, Gupta

The motion carried with 4 in favor.

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**CORRESPONDENCE AND OTHER MATTERS**

Director Monowitz noted that comments received on Cypress Point EIR after Study Session are being directed directly to consultants and will be provided to the Planning Commission, along with response to comments, in the Final EIR.

**CONSIDERATION OF STUDY SESSION FOR NEXT MEETING**

None.

**DIRECTOR'S REPORT**

Director Monowitz identified the items that will be presented to the Board on October 17, 2023. He provided a brief update on the Moss Beach Highway 1 Safety and Congestion Improvement Project.

**COMMISSIONER UPDATES AND QUESTIONS**

None.

**ADJOURNMENT**

The meeting was adjourned at 10:00 a.m.

Minutes submitted by Angela Montes, Planning Commission Secretary.