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Planning Commission Members:

- Kumkum Gupta, 1st District
 - Adam Nugent, 2nd District
 - Vacant, 3rd District
 - Andrei Garcia, 4th District
 - Carlos Serrano-Quan, 5th District
-

HEARING NO. 1782
WEDNESDAY, SEPTEMBER 10, 2025
IN-PERSON WITH REMOTE PARTICIPATION

CALL TO ORDER

The meeting was called to order at 9:00 a.m. by Carlos Serrano-Quan.

ROLL CALL AND OATH OF OFFICE

Commissioners Present: Andrei Garcia, Kumkum Gupta, Adam Nugent, Carlos Serrano-Quan, presiding.

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

County Attorney, Mr. Fox, administered Oath of Office for new District 2 Planning Commissioner Adam Nugent.

PUBLIC COMMENT

None

CONSENT AGENDA

1. Consideration of the Minutes of the Planning Commission Hearing on August 13, 2025.

2. Owner: Mid Coast Custom Homes, Inc. & Realsmart

Applicant Mid Coast Custom Homes, Inc.

File Number: PLN2025-00127 Location: Coronado Ave, Miramar

Assessor's Parcel No.: 048-024-420

Consideration of a Design Review Permit and Coastal Development Permit, pursuant to Sections 6565.3 and 6328.4 of the County Zoning Regulations, and a Grading Permit, pursuant to Section 9283 of the County Ordinance Code, to allow for the construction of a new two-story, 3,434 sq. ft. single-family residence with an attached two-car garage on a legal 11,000 sq. ft. parcel. The project involves a total of 430 cubic yards of grading, consisting of approximately 260 cubic yards of cut and 170 cubic yards of fill. No tree removal is proposed. The project is not appealable to the California Coastal Commission. In conjunction with the requested permits, it is recommended that the Planning Commission determine that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15303. Project Planner, Luis Topete: ltopete@smcgov.org.

SPEAKERS



None.

COMMISSION ACTION

Motion to set the Regular Agenda and approval of the Consent Agenda.

Motion: Gupta/ Second: Garcia

Ayes: Garcia, Gupta, Nugent, Serrano-Quan

The motion carried with 4 in favor.

END OF CONSENT AGENDA

REGULAR AGENDA

3. Owner: City and County of San Francisco Water Department

Applicant: Sean Loughran, Pound Management, Inc., for Filoli

File Number: PLN2024-00109

Location: 86 Cañada Road

Assessor's Parcel No.: 093-090-070 and 093-102-110

Consideration of a Resource Management Permit and Grading Permit, pursuant to Chapters 5 and 8.134 of the San Mateo County Ordinance Code, and an Architectural Review Exemption, pursuant to the State Streets and Highways Code, to improve the main visitor entrance at the Filoli Center, involving 853 cy of cut and 855 cy of fill for non-road improvements and 22 cy cut and 314 cy fill for road widening, new 6'10" high gate and wood rail fence, new 11' high entrance sign, 5 new 20' light poles, and security cameras, located at 86 Cañada Road in the unincorporated Woodside area of San Mateo County. The site is located in the Junipero Serra State Scenic Corridor. In conjunction with the requested permits, it is recommended that the Planning Commission determine that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15301 and 15303. Project Planner, Camille Leung: cleung@smcgov.org.

SPEAKERS

1. Alex Fernandez
2. Sydney Lewing

COMMISSION ACTION

Motion to approve the Resource Management Permit, Grading Permit, and Architectural Review Exemption, County File Number PLN2024-00109, by adopting the required findings and conditions of approval contained in Attachment A of the Staff Report.

Motion: Gupta/ Second: Nugent

Ayes: Garcia, Gupta, Nugent, Serrano-Quan

The motion carried with 4 in favor.

CORRESPONDENCE AND OTHER MATTERS

Director Monowitz acknowledged correspondence received from 1) Midcoast Community Council regarding request for collaborative planning for public parking in El Granada and the El Granada Highway 1 corridor, 2) Bruce Conway regarding Entrada Way Culvert repair, and 3) Niket Sirsi regarding tree removal on 11th and Fair Oaks.

CONSIDERATION OF STUDY SESSION FOR NEXT MEETING

No study session proposed. At the September 24, 2025, hearing staff will present three items, 1) General Plan Conformity for proposed acquisition of a single-family residence located at 3335 Spring Street 2) General Plan Conformity for proposed SFPUC Crystal Springs Pipeline Lining Replacement Project 3) Use Permit for an existing catering kitchen and take-out restaurant in North Fair Oaks to add indoor seating.



DIRECTOR'S REPORT

Director Monowitz reported that on September 30, 2025, staff will host a public workshop regarding Plan Princeton. At the September 23, 2025, Board of Supervisors' hearing staff will present a resolution supporting Moss Beach State Route 1 grant application. A community meeting is tentatively scheduled for September 17, 2025, regarding Seal Cove. Re-zonings to the Housing Element update are underway and a field trip is scheduled with the consultant. In regard to Commissioner Gupta's question regarding the budget he stated that there generally is no adverse impact to the department, though it has been a tough budget year, there is no reduction in staffing level and critical funding for projects has been secured.

The meeting was adjourned at 9:53am.

Minutes submitted by Angela Montes, Planning Commission Secretary.