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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. 1786
WEDNESDAY, NOVEMBER 12, 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

Commissioners Present: Andrei Garcia, Adam Nugent, Kumkum Gupta, 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.

PUBLIC COMMENT

None

CONSENT AGENDA

1. Consideration of the Minutes of the Planning Commission Hearing on October 22
2. PLN2025-00335
3. PLN2025-00299

SPEAKERS

None.

COMMISSION ACTION

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

Motion: Garcia/ Second: Nugent
Ayes: Garcia, Nugent, Gupta, Serrano-Quan

The motion carried with 4 in favor.

END OF CONSENT AGENDA

REGULAR AGENDA

4. Owner/Applicant: Erik Markegard



File Number: PLN2023-00112
Location: 350 Madera Lane, San Gregorio
Assessor’s Parcel No.: 081-320-030

Consideration of the adoption of an Initial Study/Mitigated Negative Declaration, pursuant to the California Environmental Quality Act (CEQA), and an After-the-Fact Planned Agricultural District (PAD) Permit, pursuant to Section 6350 of the San Mateo Zoning Regulations, to legalize an existing 2-story cargo container storage building, a man-made pond, and installation of a water tank and generator, on a legal 25,253 sq. ft. parcel located at 350 Madera Lane in the unincorporated San Gregorio area of San Mateo County. The property is located in the La Honda Road County Scenic Corridor. Please direct questions to project Planner, Sonal Aggarwal at, saggarwal@smcgov.org.

SPEAKERS

1. Ronnie Cardoza
2. Crystal Chaix
3. Erik Markegard

COMMISSION ACTION

Motion to adopt the Initial Study/Mitigated Negative Declaration and approve the after-the-Fact Planned Agricultural District Permit, County File Number PLN2023-00112, by adopting the required findings and conditions of approval contained in Attachment A of the Staff Report.

Motion: Gupta/ Second: Serrano-Quan
Ayes: Garcia, Nugent, Gupta. Serrano-Quan

The motion carried with 4 in favor.

- 5 Owner: Midpeninsula Regional Open Space District**
Applicant: San Mateo County
File Number: PLN2025-00104
Location: 0 Higgins Canyon road
Assessor’s Parcel No.: 064-370-120, 064-370-160, 064-370-300

Consideration of a Coastal Development Permit, pursuant to Section 6328.4 of the County Zoning Regulations, to permit road repairs, bank stabilization, and habitat enhancement along the southwestern bank of Mills Creek adjacent to the northeastern side of Higgins Canyon Road, in the unincorporated Higgins Canyon area of San Mateo County. This project is appealable to the California Coastal Commission. Please direct questions to project Planner, Michael Schaller at, mschaller@smcgov.org.

SPEAKERS

1. Wency Ng

COMMISSION ACTION

Motion to adopt the Initial Study/Mitigated Negative Declaration and approve the after-the-Fact Planned Agricultural District Permit, County File Number PLN2023-00112, by adopting the required findings and conditions of approval contained in Attachment A of the Staff Report.

Motion: Garcia/ Second: Nugent
Ayes: Garcia, Nugent, Gupta. Serrano-Quan

The motion carried with 4 in favor.

CORRESPONDENCE AND OTHER MATTERS



None.

CONSIDERATION OF STUDY SESSION FOR NEXT MEETING

No study session proposed. At the December 10, 2025, meeting staff will present three items: 1) Coastal Development Permit, Planned Agricultural Permit and Architectural Review Permit for drilling of a test well on a property located west of State Route One near Pescadero, 2) Coastal Development Permit and Planned Agricultural District Permit for a proposed lot line adjustment between two properties in Pescadero, and, 3) Public scoping session for the Housing Element rezoning.

DIRECTOR'S REPORT

Director Monowitz reported that at the November 4, 2025, Board of Supervisors meeting, the Board granted the Lacasia appeal and approved the project. At the December 2, 2025, Board of Supervisors meeting, staff will present an Affordability Agreement for the previously approved Jahn's residential project near Pescadero. At the December 9, 2025, Board of Supervisors meeting, staff will present a proposal to collaborate with ten cities within the County to update the multi-jurisdictional housing linkage fee study. In response to questions, the Director confirmed that it is typical for the Planning Commission to elect a new Chair and Vice Chair at the January Planning Commission meeting. He also noted that staff will provide copies of the required annual report on the Housing Element to the Commission.

The meeting was adjourned at 10:43am.

Minutes submitted by Angela Montes, Planning Commission Secretary.