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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. 1785
WEDNESDAY, OCTOBER 22, 2025
IN-PERSON WITH REMOTE PARTICIPATION

CALL TO ORDER

The meeting was called to order at 9:00 a.m. by Timothy Fox.

ROLL CALL

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

Commissioners Absent: Carlos Serrano-Quan.

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 September 24, 2025.**

SPEAKERS

None.

COMMISSION ACTION

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

Motion: Garcia/ Second: Nugent

Ayes: Garcia, Nugent, Gupta

The motion carried with 3 in favor.

END OF CONSENT AGENDA

REGULAR AGENDA

- 2. Owner: Cabrillo Unified School District**



Applicant: Roger Anchartechar, Cabrillo Unified School District
File Number: PLN2023-00223
Location: 400 Santiago Ave, El Granada
Assessor’s Parcel No.: 047-330-020

Consideration of an amendment to a Coastal Development Permit (CDP), Use Permit, Design Review Permit, and Resource Management Permit, pursuant to Sections 6328.4, 6161.j, 6565.3, and 6903 of the County’s Zoning Regulations, for five 18-foot-high light posts, including four light posts installed on a 3-foot-high concrete base, in an existing parking lot associated with the El Granada Elementary Modernization Project, at the developed El Granada Elementary school campus located at 400 Santiago Avenue in the unincorporated El Granada area of San Mateo County. The CDP Amendment is appealable to the California Coastal Commission. In conjunction with the requested permits, it is recommended that the Planning Commission determine that the project is exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Sections 15301, 15302, 15303, 15304, 15314 (Classes 1, 2, 3, 4, and 14), and Section 15061(b)(3). Project Planner, Camille Leung at, cleung@smcgov.org.

SPEAKERS

1. Roger Anchartechar
2. Drew Gamet
3. Shannon Goolsbee
4. Dan Haggerty
5. Kimberly Hines
6. David Ron

COMMISSION ACTION

Motion to approve the Coastal Development Permit, Use Permit, Design Review Permit, and Resource Management Permit County File Number PLN2023-00223, by adopting the required findings and conditions of approval contained in Attachment A of the Staff Report.

Motion: Nugent/ Second: Garcia
 Ayes: Garcia, Nugent, Gupta

The motion carried with 3 in favor.

3. Information Only – Housing Element Rezoning Program

Receive staff’s informational briefing and kickoff of the County’s Housing Element Rezoning Program, Program HE 11.3, which consists of zoning and General Plan land use designation amendments to 35 parcels, constituting 24 acres ,in the unincorporated Colma, Broadmoor, Harbor Industrial, and Midcoast areas, to allow high density residential multifamily development at densities ranging from 70 to 120 units/acre, along with associated environmental review. These rezonings are included in the County’s adopted Housing Element, which has been deemed consistent with State law by the California Department of Housing and Community Development and are required to meet the County’s Regional Housing Needs Allocation for the 2023-2031 Housing Element cycle. Project Planner, Will Gibson at, wgibson@smcgov.org.

SPEAKERS

1. Dayna Aires
2. Cid Young
3. Dan Haggerty

CORRESPONDENCE AND OTHER MATTERS

None.

CONSIDERATION OF STUDY SESSION FOR NEXT MEETING



No study session proposed. At the November 12, 2025, hearing staff will present four items: 1) General Plan Conformity for proposed acquisition of a various real property by the San Mateo County Harbor District, 2) Permits for new trash enclosures at Moonridge Family and Farmworker Housing Development, 3) Permits to legalize improvements made to an agricultural property in San Gregorio, and 4) a coastal development permit application by the Midpeninsula Regional Open Space District to make repair Higgins Canyon Road and conduct habitat enhancement activities in areas adjacent to Mills Creek.

DIRECTOR'S REPORT

Director Monowitz reported that at the October 21, 2025, Board of Supervisors meeting, the Board approved a Coastal Development Permit to install No Parking signs along the length of Carlos Street in Moss beach, at the request of Coastside Fire. He also provided an update on Seal Cove study and noted that at the November 4, 2025, Board of Supervisors meeting staff will present an appeal of the Lacasia project in El Granada.

The meeting was adjourned at 11:36am.

Minutes submitted by Angela Montes, Planning Commission Secretary.