



455 County Center, 2<sup>nd</sup> Floor | Mail Drop PLN 122  
Redwood City, CA 94063  
(650) 363-4161  
smcgov.org/planning

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**Planning Commission Members:**

- Kumkum Gupta, 1<sup>st</sup> District
  - Adam Nugent, 2<sup>nd</sup> District
  - Matthew Burrows, 3<sup>rd</sup> District
  - Andrei Garcia, 4<sup>th</sup> District
  - Carlos Serrano-Quan, 5<sup>th</sup> District
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**HEARING NO. 1787**  
**WEDNESDAY, DECEMBER 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: Matthew Burrows, 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 3 Planning Commissioner, Mathew Burrows.

**PUBLIC COMMENT**

None

**CONSENT AGENDA**

- 1. Consideration of the Minutes of the Planning Commission Hearing on November 12, 2025**

**SPEAKERS**

None.

**COMMISSION ACTION**

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

Motion: Gupta/ Second: Garcia

Ayes: Garcia, Nugent, Gupta, Serrano-Quan

Abstain: Burrows

**The motion carried with 4 in favor, 1 abstention.**

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END OF CONSENT AGENDA

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**REGULAR AGENDA**



- 2. Owner:** Skolnick Joshua L.
- Applicant:** Water Solutions Inc.
- File Number: PLN2025-00081
- Location: Various
- Assessor’s Parcel No.: 086-250-140, -150, -160

Consideration of a Coastal Development Permit (CDP), Planned Agricultural District Permit, and Architectural Review Permit, pursuant to sections 6328 and 6350 of the County Ordinance Code and Streets and Highways Code Sections 154, 227-229.1, 260, 261, and associated environmental review, for the drilling of a test domestic well on an undeveloped 6.53-acre property located on the west side of Cabrillo Highway in the unincorporated Pescadero area of San Mateo County. Two well locations are identified as potential well sites but only one well will be constructed and certified. The CDP is appealable to the California Coastal Commission. The property is located in the Cabrillo Highway State Scenic Corridor. Please direct questions to project Planner, Kanoa Kelley at, [kkelley@smcgov.org](mailto:kkelley@smcgov.org).

**SPEAKERS**

- 1. Evan Wolfe

**COMMISSION ACTION**

Motion to approve the Coastal Development Permit, Planned Agricultural District Permit, and Architectural Review Permit, County File Number PLN2025-00081, by adopting the required findings and conditions of approval contained in Attachment A of the Staff Report.

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

**The motion carried with 5 in favor.**

- 3. Applicant:** San Mateo County
- Location: Various
- Assessor’s Parcel No.: Various

Public Scoping Session to solicit comment on the scope of an Environmental Impact Report being prepared for the County's Housing Element Rezoning Program, Program 11.2 of the County's adopted Housing Element, which proposes rezoning and associated General Plan land use designation amendments, as well as adoption of objective design and development standards, to allow high-density multifamily residential uses in the entirety of unincorporated Colma and on three parcels in Broadmoor, five parcels in the Harbor Industrial Area (unincorporated Belmont), and six parcels in El Granada, in order to meet the County's obligations under its Regional Housing Needs Allocation, as required by State law. Please direct questions to project Planner, Will Gibson at, [wgibson@smcgov.org](mailto:wgibson@smcgov.org).

**SPEAKERS**

- 1. Dana Ayers
- 2. Mike Campbell
- 3. Cid Young
- 4. Laurel Frishman
- 5. Melinda MacNaughton
- 6. Jane
- 7. Dan Haggerty
- 8. Ariel Mosley

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**CORRESPONDENCE AND OTHER MATTERS**

Director Monowitz referenced correspondence sent to the Planning Commission regarding the Pillar Point Harbor District proposal to create



additional parking areas and provided a status update on the proposal.

**CONSIDERATION OF STUDY SESSION FOR NEXT MEETING**

No study session proposed. At the next meeting the Commission will elect the Chair and Vice Chair, and staff is tentatively planning to present two items: 1) Proposed updates to Design Review guidelines, and 2) An appeal of approval of new residence in Montara.

**DIRECTOR'S REPORT**

Director Monowitz reported that County staff will be meeting with staff from the state Department of Housing and Community Development regarding the status of the County's Housing Element. He reported that the Board of Supervisors approved an affordable housing agreement for the Jahns affordable housing project, and a contract for the multi-jurisdictional update to Housing Impact Fees. At the January 27, 2026, Board of Supervisors meeting, staff will present an update to the Building Code, a contract with the City of San Carlos to continue Code Compliance services, and a recommendation to contribute funds to Peninsula Open Space Trust for purposes of securing an agricultural conservation easement on a property in Pescadero as needed to carry out mitigation requirements for the construction of the new Pescadero fire station.

In response to question regarding Cypress Point, the Director confirmed that building permits are ready to be issued.

The meeting was adjourned at 10:54am.

Minutes submitted by Angela Montes, Planning Commission Secretary.