



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

---

**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
- 

**HEARING NO. 1789**  
**WEDNESDAY, JANUARY 28, 2026**  
**IN-PERSON WITH REMOTE PARTICIPATION**

**CALL TO ORDER**

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

**ROLL CALL AND OATH OF OFFICE**

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

Commissioners Absent: Carlos Serrano-Quan.

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

**PUBLIC COMMENT**

1. Brian Musante

**CONSENT AGENDA**

1. **Consideration of the Minutes of the Planning Commission Hearing on December 10, 2025.**

**SPEAKERS**

None.

**COMMISSION ACTION**

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

Motion: Garcia/ Second: Nugent

Ayes: Burrows, Garcia, Nugent, Gupta

**The motion carried with 4 in favor.**

---

END OF CONSENT AGENDA

---

**REGULAR AGENDA**

2. **Owner: AARPAUL, LLC**



**Applicant:** Karen Wilkins  
**Appellant:** Rusi Yan  
**File Number:** PLN2014-00490  
**Location:** 0 East Street, Montara  
**Assessor’s Parcel No.:** 081-250-030

Consideration of an appeal of the Director of Planning and Building's decision to adopt an Initial Study/Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, and approve a Design Review Permit, Coastal Development Permit (CDP), and Grading Permit, pursuant to Sections 6565.3 and 6328.4 of the County Zoning Regulations and Section 9283 of the County Ordinance Code, respectively, for the construction of a new 2,653 sq. ft., three-story, single-family residence with attached 625 sq. ft. garage on a legal 6,000 sq. ft. parcel located at the corner of 15th Street and East Avenue in the unincorporated area of Montara. The project includes the removal of 19 significant trees and 435 cubic yards (c.y.) of grading (300 c.y. of cut and 135 c.y. of fill). The CDP is appealable to the California Coastal Commission. Please direct questions to project Planner, Olivia Boo at, [oboo@smcgov.org](mailto:oboo@smcgov.org).

**SPEAKERS**

1. Rusi Yan
2. Bryan Jessop
3. Jimenez Family Statement
4. Paul McGregor
5. Roy Leggitt
6. Dana Riggs
7. John Qaquadah
8. Natalie Krug
9. Tyler Sturm
10. Bart Draper
11. Patricia Lynn
12. Cyd Young

**COMMISSION ACTION**

Motion to continue item, to a date uncertain, to allow the applicant further submittal of a project design that addresses the concerns raised by the Planning Commission during the hearing about the impacts of construction of an access road on a significant Monterey Cypress tree located on an adjacent parcel.

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

**The motion carried with 4 in favor.**

**3. Owner:** Peter Marchi & Son Farms  
**Applicant:** Smilin Dogs, Konrad Thaler  
**File Number:** PLN2021-00432  
**Location:** 123 Seaside School Road, San Gregorio  
**Assessor’s Parcel No.:** 081-250-030

Consideration of an After-the-Fact Coastal Development Permit (CDP), Planned Agricultural District Permit, Architectural Review Permit, and Kennel Permit, pursuant to Sections 6328.4 and 6353 of the Zoning Regulations, Section 261 of the California Streets and Highways Code, and Section 6.20.040 of the County Ordinance Code, respectively, and adoption of a Mitigated Negative Declaration, pursuant to the Environmental Quality Act, to allow a dog walking operation for a maximum of 75 dogs per day (Monday – Friday, 10:00 a.m. to 3:00 p.m., no weekends) within a fenced 23-acre portion of a 150-acre parcel, and legalize a five-stall carport structure and three cargo storage containers that support the dog walking operation located at located at 123 Seaside School Road in San



Gregorio. The project is located in the Cabrillo Highway State Scenic Corridor and the CDP is appealable to the California Coastal Commission. Please direct questions to project Planner, Summer [Burlison at, sburlison@smcgov.org.](mailto:sburlison@smcgov.org)

**SPEAKERS**

1. Konrad Thaler
2. Peter Marchi

**COMMISSION ACTION**

Motion to adopt the Mitigated Negative Declaration and approve the After-the-Fact Coastal Development Permit, Planned Agricultural District Permit, Architectural Review Permit, and Kennel Permit, County File Number PLN2021-00432, by adopting the required findings and conditions of approval contained in Attachment A of the Staff Report.

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

**The motion carried with 4 in favor.**

- |                        |  |
|------------------------|--|
| <b>4. Applicant:</b>   | <b>Planning and Building, San Mateo County</b> |
| File Number:           | PLN2025-00232                                  |
| Location:              | Various  |
| Assessor’s Parcel No.: | Various  |

Consideration of an ordinance repealing and replacing Chapter 8.256 of the County Ordinance Code and Section 6565 (Design Review District) of the County Zoning Regulations and adopting related text amendments to the County Zoning Regulations for various zoning districts for consistency with the new ordinance. The new ordinance will regulate development within Design Review zoning districts in the unincorporated areas of San Mateo County. Please direct questions to project Planner, Camille Leung at, [cleung@smcgov.org.](mailto:cleung@smcgov.org)

**SPEAKERS**

1. Mark Dinh
2. Lennie Roberts
3. Steve Terry
4. Dan Haggerty
5. Cyd Young

**COMMISSION ACTION**

Motion to approve recommendation to the Board of Supervisors to adopt the Design Review Ordinance update and direct staff to add Bird Safe Objective Standards, and comparison of options between 3000k, 2700k, and 2200k color rating limit exterior lighting on the Coastsides, with findings contained in Attachment A of the staff report.

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

---

**CORRESPONDENCE AND OTHER MATTERS**

Assistant Director Mintier referenced correspondence sent to the Planning Commission regarding butterfly preservation.

**CONSIDERATION OF STUDY SESSION FOR NEXT MEETING**

No study session proposed. At the next meeting the Commission staff will present two items: 1) Project consideration for permits for Olympic Club, and 2) Long Range Planning Workplan. February 25<sup>th</sup> hearing will be canceled.

**DIRECTOR’S REPORT**

Assistant Director Mintier reported that at the January 27, 2026, Board of Supervisors meeting, the Board approved three items for



Planning & Building, 1) an appropriation transfer request, 2) agreement with the City of San Carlos to continue to provide Code Compliance services, and 3) a recommendation to contribute funds to Peninsula Open Space Trust. On February 24, 2026, Board meeting staff will present two items: 1) Building Ordinance updates, and 2) Fire Districts Prevention Code Ordinance updates. She noted that the Seal Cove community meeting is taking place on February 18, 2026 at 270 Capistrano Road.

The meeting was adjourned at 1:40pm.

Minutes submitted by Angela Montes, Planning Commission Secretary.