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Planning Commission Members:

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

HEARING NO. 1790
WEDNESDAY, FEBRUARY 11, 2026
IN-PERSON WITH REMOTE PARTICIPATION

CALL TO ORDER

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

PUBLIC COMMENT

1. Brian Musante

CONSENT AGENDA

1. **Consideration of the Minutes of the Planning Commission Hearing on January 28, 2026.**

SPEAKERS

None.

COMMISSION ACTION

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

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

The motion carried with 4 in favor, 1 abstention.

END OF CONSENT AGENDA

REGULAR AGENDA

2. **Owner: The Olympic Club**



Applicant: Donald J. Hodson, Langan
File Number: PLN2023-00401
Location: 599 Skyline Boulevard, Daly City
Assessor’s Parcel No.: 002-012-050

Consideration of a Resource Management Permit, Use Permit, and Grading Permit, pursuant to Sections 6903, 6905, and 9283.1 of the County Ordinance Code, to construct eight new pickleball courts and reconfigure and expand the main parking lot at The Olympic Club from 259 to 353 parking stalls. The project involves 31,000 cubic yards of grading and removal of 87 trees. The project site is located at 599 Skyline Boulevard, within the unincorporated area of San Mateo County. A smaller portion of the project area is located within the City and County of San Francisco. The applicant has applied for a consolidated Coastal Development Permit, which is subject to review and approval by the California Coastal Commission. Project Planner, Luis Topete, ltopete@smcgov.org.

SPEAKERS

- 1. Troy Flanagan
- 2. Abhishek Sonkkar
- 3. Donald J. Hodson
- 4. Scott Stinger

COMMISSION ACTION

Motion to approve the Resource Management Permit, Use Permit, and Grading Permit, County File Number PLN2023-00401, by adopting the required findings and conditions of approval contained in Attachment A of the Staff Report.

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

The motion carried with 5 in favor.

3. Long Range Planning Work Program

Consideration of a briefing by staff on the 2026/2027 Long Range Planning Work Program that describes current, upcoming and future policy projects, including project descriptions, staffing and timelines. Please direct questions to project Planning Services Manager, Bharat Singh, at bsingh@smcgov.org. Planning Services Manager, Bharat Singh, bsingh@smcgov.org.

SPEAKERS

- 1. Chanda Singh
- 2. Michelle Dragony

CORRESPONDENCE AND OTHER MATTERS

None.

CONSIDERATION OF STUDY SESSION FOR NEXT MEETING

No study session proposed. February 25th hearing will be canceled. At the March 11, 2026, hearing the Commission staff will present one item - an addition to an existing residence in El Granada.

DIRECTOR’S REPORT

Director Monowitz reported that staff will present two items at the February 24, 2026, Board of Supervisors meeting: 1) Building Ordinance updates, and 2) Fire Code updates proposed by local fire prevention districts that serve unincorporated areas of the County. At the March 10, 2026 Board meeting staff will present an appeal of the permit for the Markegard project previously approved by the Planning Commission. At the March 24, 2026, Board meeting, staff will present the proposed updates to the Design Review Ordinance previously reviewed by the Planning Commission. The Seal Cove community meeting will occur on February 18, 2026 at 6:00pm at 270 Capistrano Road.



COMMISSIONER UPDATES & QUESTION

None.

2026 PLANNING COMMISSION ELECTION OF CHAIR AND VICE CHAIR

Commissioner Burrows nominated Andrei Garcia to serve as Chair and Adam Nugent as Vice Chair.

COMMISSION ACTION

Motion to assign Commissioner Garcia to serve as Chair and Commissioner Nugent to serve as Vice Chair for 2026.

Motion: Burrows/ Second: Serrano-Quan

Ayes: Burrows, Garcia, Gupta, Nugent, Serrano-Quan

The motion carried with 5 in favor.

The meeting was adjourned at 10:35am.

Minutes submitted by Angela Montes, Planning Commission Secretary.