



## Notice of Public Hearing

### **SAN MATEO COUNTY PLANNING COMMISSION**

#### **Board of Supervisors Chambers**

500 County Center, Redwood City

MEETING NO. 1794

Wednesday, April 8, 2026

9:00 a.m.

<https://smcgov.zoom.us/j/94155666325>

#### **\*\*\*IN-PERSON WITH REMOTE PARTICIPATION AVAILABLE\*\*\***

**This hearing of the Planning Commission will be held in Board of Supervisors Board Chambers, located at 500 County Center, Redwood City.** Members of the public will be able to participate in the hearing remotely via the Zoom platform or in person in Chamber. For information regarding how to participate in the hearing, either in person or remotely, please refer to the instructions at the end of the agenda.

#### **Public Participation**

The Planning Commission hearing may be accessed through Zoom online at <https://smcgov.zoom.us/j/94155666325>. The webinar ID is: 941 5566 6325. The Planning Commission hearing may also be accessed via telephone by dialing +1 669 900 6833 (Local) Webinar ID: 941 5566 6325 then press #. Members of the public can also attend this hearing physically in Chambers, located at 500 County Center, Redwood City.

\*Written public comments may be emailed to [planning\\_commission@smcgov.org](mailto:planning_commission@smcgov.org), and such written comments should indicate the specific agenda item on which you are commenting.

\*Spoken public comments will be accepted during the hearing in Chambers or remotely through Zoom at the option of the speaker. Public comments in Chambers will be taken first, followed by speakers on Zoom. All public comments must relate to something that is within the subject matter jurisdiction of this agency. If a comment does not relate to the subject matter jurisdiction of this agency, we will interrupt your comment and move on to the next speaker.

**\*Please see instructions for written and public comments at the end of this agenda.**

#### **ADA Requests**

Individuals who require special assistance or a disability related modification or accommodation to participate in this hearing, or who have a disability and wish to request an alternative format for the hearing, should contact the Planning Commission Secretary, as early as possible but no later than

10:00 a.m. on the day before the hearing at [planning\\_commission@smcgov.org](mailto:planning_commission@smcgov.org). Notification in advance of the hearing will enable the County to make reasonable arrangements to ensure accessibility to this hearing, the materials related to it, and your ability to comment.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PUBLIC COMMENT**

*This item is reserved for persons wishing to address the Commission on any Planning Commission matter on consent agenda or matters not on the agenda. Public comments on matters not listed above shall be heard at the time the matter is called. **Speakers are customarily limited to 5 minutes.** Please follow the instructions explained at the end of this agenda regarding instructions for public comment during the hearing.*

**ACTION TO SET AGENDA & TO APPROVE CONSENT AGENDA ITEMS**

*This item is to set the final consent agenda and regular agenda and for approval of the items listed on the consent agenda. All items on the consent agenda are approved by one action.*

**CONSENT AGENDA**

- 1. Consideration of the Minutes of the Planning Commission Hearing for March 11, 2026.**

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**END OF CONSENT AGENDA**

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**REGULAR AGENDA**

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|------------------------|--|
| <b>2. Owner:</b>       | <b>Gary Ernst</b>                      |
| <b>Applicant:</b>      | <b>Steve Simpson</b>                   |
| <b>Appellant:</b>      | <b>Sung Sim Park</b>                   |
| File Number:           | PLN2025-00201                          |
| Location:              | 3865 Jefferson Ave, Emerald Lake Hills |
| Assessor's Parcel No.: | 057-270-110                            |

Consideration of an appeal of the Design Review Officer's decision to approve a Design Review permit to allow for the construction of a new 5,935 sq. ft. two-story single-family residence with an attached 744 sq. ft. three-car garage, on a 21,979 sq. ft. (19,882 sq. ft. net) Parcel A created by an approved Subdivision (PLN2021-00357). The project involves a staff-level grading permit for 420 cy of grading and Protected Tree Removal Permits for two trees. The existing residence will be demolished. Please direct questions to Project Planner, Jonathan Bruns, at [jbruns@smcgov.org](mailto:jbruns@smcgov.org).

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| <b>3. Applicant:</b>   | <b>San Mateo County Planning and Building</b> |
| Location:              | Various                                       |
| Assessor's Parcel No.: | Various                                       |

Consideration of a recommendation to the Board of Supervisors regarding an amendment to the County's adopted Housing Element, modifying Housing Element Program 11.2, the Rezoning Program, to increase maximum allowed residential densities on sites proposed for rezoning in the unincorporated Colma, Harbor Industrial, and Broadmoor areas from 120 units/acre to 150 units/acre,

adding one additional parcel to the sites included in the unincorporated Colma rezoning area, and making various minor text and map amendments throughout the Housing Element to capture these changes. Please direct questions to Project Planner, Will Gibson, at [wgibson@smcgov.org](mailto:wgibson@smcgov.org).

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| <b>4. Applicant:</b>   | <b>San Mateo County Planning and Building</b> |
| Location:              | Various                                       |
| Assessor's Parcel No.: | Various                                       |

Consideration of a recommendation to the Board of Supervisors regarding adoption of zoning, General Plan, and specific plan map and text amendments implementing the County's Housing Element Rezoning Program, Program HE 11.2, including:

A resolution amending the County's General Plan, Urban Land Use designations section, adding new high density residential land use designations; and amending the County's General Plan Land Use maps to apply new high density residential land use designations to parcels included the County's Housing Element Rezoning Program; and amending the Colma Bart Station Area Plan, applying new residential and mixed use land use densities and standards to parcels included in the County's Housing Element Rezoning Program; and

An ordinance amending the County's Zoning Regulations, adding multiple new zoning designations with new development standards for high-density multifamily residential, mixed-use residential, and various non-residential land uses; and amending the Zoning map, applying new zoning designations to the various parcels included in the County's Housing Element Rezoning Program in the Broadmoor, Harbor Industrial, and unincorporated Colma areas. Please direct questions to Project Planner, Will Gibson, at [wgibson@smcgov.org](mailto:wgibson@smcgov.org).

- 5. CORRESPONDENCE & OTHER MATTERS**
- 6. CONSIDERATION OF STUDY SESSION FOR NEXT MEETING**
- 7. DIRECTOR'S REPORT**
- 8. COMMISSIONER UPDATES & QUESTIONS**
- 9. ADJOURNMENT**

**ADDITIONAL INFORMATION**

**Correspondence to the Commission**  
 Planning Commission  
 455 County Center, 2nd Floor  
 Redwood City, CA 94063  
 Email:  
[planning\\_commission@smcgov.org](mailto:planning_commission@smcgov.org)

Angela Montes, Planning Commission Secretary  
 455 County Center, 2nd Floor  
 Redwood City, CA 94063  
 Email: [amontescardenas@smcgov.org](mailto:amontescardenas@smcgov.org)

**Decisions & Appeals Process**

Decisions made by the Planning Commission are appealable to the Board of Supervisors when an appeal is provided by law or regulation. The appeal fee is \$1,962 which covers additional public noticing. Appeals must be filed no later than ten (10) working days following the date the Letter of

Decision is issued. Appeals can be sent via email to [planning\\_commission@smcgov.org](mailto:planning_commission@smcgov.org) or submitted in person at the San Mateo County Planning Counter located at 455 County Center, 2nd Floor, Redwood City. The full amount of the appeal fee must be presented to the County within the time provided for an appeal to be timely. **Matters on this agenda are anticipated to result in a Letter of Decision dated 4/8/2026 with an anticipated corresponding appeal deadline of 4/22/2026;** interested parties should request a copy of the Letter of Decision to ensure timeliness of their appeal, you may submit your request to [planning\\_commission@smcgov.org](mailto:planning_commission@smcgov.org).

### **Agendas & Staff Reports**

To view the agenda, please visit <https://www.smcgov.org/planning/planning-commission>, the staff report, and attachments will be available on our website one week prior to meeting. For further information on any item listed below, please contact the Project Planner indicated.

### **Zoom**

For any questions or concerns regarding Zoom, including troubleshooting, privacy, or security settings, please contact Zoom directly. See instructions below for public comment on Zoom.

### **Next Meeting**

The next Planning Commission hearing will be on **April 22, 2026**.

### **\*INSTRUCTIONS FOR PUBLIC COMMENT DURING MEETINGS**

#### **In person**

If you wish to speak to the Planning Commission, please fill out a speaker's slip. If you have anything that you wish distributed to the Commission and included in the official record, please hand it to the Planning Commission Secretary who will distribute the information to the Commission members and staff. **Speakers are customarily limited to 5 minutes.** Public comments in Chambers will be taken first, followed by speakers on Zoom.

#### **Via Zoom**

1. The Planning Commission hearing may be accessed through Zoom online at <https://smcgov.zoom.us/j/94155666325>. The webinar ID is: 941 5566 6325. The Planning Commission hearing may also be accessed via telephone by dialing +1 669 900 6833 (Local) Webinar ID: 941 5566 6325 then press #. Members of the public can also attend this meeting physically in Chambers, 500 County Center, Redwood City.
2. You may download the Zoom client or connect to the hearing using an internet browser. If using your browser, make sure you are using a current, up-to-date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionality may be disabled in older browsers including Internet Explorer.
3. You will be asked to enter an email address and name. We request that you identify yourself by name as this will be visible online and will be used to notify you that it is your turn to speak.
4. When the Chair of the Planning Commission or the Planning Commission Secretary open public comment for the item on which you wish to speak, click on "raise hand." Speakers will be notified shortly before they are called to speak.

#### **Written Comments**

Written public comments may be emailed in advance of the hearing. Please read the following instructions carefully:

1. Your written comment should be emailed to [planning\\_commission@smcgov.org](mailto:planning_commission@smcgov.org).
2. Your email should include the specific agenda item on which you are commenting or note that your comment concerns an item that is not on the agenda or is on the consent agenda.
3. Members of the public are limited to one comment per agenda item.
4. The length of the emailed comment should be commensurate with the five minutes customarily allowed for verbal comments.
5. If your emailed comment is received by 5:00 p.m. on the day before the meeting, it will be provided to the Members of the Planning Commission and made publicly available on the agenda website under the specific item to which your comment pertains. If emailed comments are received after 5:00p.m. on the day before the meeting, the Planning Commission will make every effort to either (i) provide such emailed comments to the Planning Commission and make such emails publicly available on the agenda website prior to the hearing, or (ii) read such emails during the hearing. Whether such emailed comments are forwarded and posted, or are read during the hearing, they will still be included in the administrative record.

*Public records that relate to any item on the open session agenda for a regular Planning Commission hearing are available for public inspection. Those records that are distributed less than 72 hours prior to the hearing are available for public inspection at the same time they are distributed to all members, or a majority of the members of the Planning Commission.*

*Published in San Mateo County Times on March 18, 2026 for items 3-4 and March 28, 2026 for item 2.*