



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. 1794**  
**WEDNESDAY, APRIL 8, 2026**  
**IN-PERSON WITH REMOTE PARTICIPATION**

**CALL TO ORDER**

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

**ROLL CALL AND OATH OF OFFICE**

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

Commissioners Absent: Kumkum Gupta, 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 March 11, 2026.**

**SPEAKERS**

None.

**COMMISSION ACTION**

Motion to set the Agenda, hear item 3 and item 4 before item 2 on Regular Agenda, and approval of the Consent Agenda.

Motion: Nugent/ Second: Burrows

Ayes: Burrows, Nugent, Garcia

Absent: Gupta, Serrano-Quan

**The motion carried with 3 in favor.**

---

END OF CONSENT AGENDA

---

**REGULAR AGENDA**



- 3. Applicant:** San Mateo County Planning and Building
- 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).

**SPEAKERS**

None.

**COMMISSION ACTION**

Motion to approve recommendation that the Board of Supervisors adopt the resolution adopting the County’s 2023-2031 Housing Element of the General Plan, in compliance with State law.

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

**The motion carried with 3 in favor.**

- 4. Applicant:** San Mateo County Planning and Building
- 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).

**SPEAKERS**

None.

**COMMISSION ACTION**

Motion to approve recommendation that the Board of Supervisors adopt and ordinance amending the County Ordinance Code, title 8, article 1 (Zoning Districts, Overly, and Combining Districts) to add Chapters 8.29 (R3-MU Zoning District), 8.115 (PC-HC Zoning District), 8.116 (TS-MU Zoning District); and amending County Ordinance Code Section 8.08.060 (Sectional district maps) to apply the new zoning designations to various parcels; and a resolution adopting a General Plan amendment (1) amending the General Plan



Chapter 7 (General Land Use), and Chapter 8 (Urban Land Use) to add a new Transit-Supportive Mixed-use Land Use designation; (2) amending the County General Plan Land Use Maps to apply the new Transit-Supportive Mixed-use Land Use designation to various parcels; and (3) repealing and replacing the Colma Bart Station Area Plan and Colma Bart Station Area Plan Maps.

Motion: Burrows/ Second: Nugent

Ayes: Burrows, Nugent, Garcia

Absent: Gupta, Serrano-Quan

**The motion carried with 3 in favor.**

- 2. Owner: Gary Ernst**
- Applicant: Steve Simpson**
- Appellant: Sung Sim Park**
- File Number: PLN2025-00201
- Location: 3865 Jefferson Ave, Emerald Lake Hills
- Assessor’s Parcel No.: 057-270-970

Consideration of an appeal of the Director of Planning and Building’s decision to approve a Design Review permit, pursuant to Chapter 8.256 of the County Ordinance Code, and Grading Permit, pursuant to Section 9283of the Grading Regulations, 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 Parcel A (21,979 gross sq. ft.;19,882 net sq. ft.) of an approved subdivision (PLN2021-00357), located on Jefferson Avenue in the Emerald Lake Hills area of the unincorporated County. The project involves a grading permit for 420 cubic yards (c.y.) of grading and no tree removal. The existing residence would be demolished. Please direct questions to Project Planner, Jonathan Bruns, at [jbruns@smcgov.org](mailto:jbruns@smcgov.org).

**SPEAKERS**

- 1. Sung Sim Park
- 2. Steven Simpson
- 3. Thomas Greenberg
- 4. Evan Edwards

**COMMISSION ACTION**

Motion to deny the appeal and uphold the Director of Planning and Building’s decision to approve the Design Review Permit and Grading Permit, County File Number PLN2025-00201, by making the required findings and adopting the conditions of approval in Attachment A, with the addition of Condition No. 6, that the screening material between the two subject parcels be increased from the proposed 5-gallon, *Pittosporum tenuifolia* to, 15-gallon minimum size, evergreen species that achieves a minimum height of 20 to 25 feet in mature growth.

Motion: Nugent/ Second: Burrows

Ayes: Burrows, Nugent, Garcia

Absent: Gupta, Serrano-Quan

**The motion carried with 3 in favor.**

---

**CORRESPONDENCE AND OTHER MATTERS**

None.

**CONSIDERATION OF STUDY SESSION FOR NEXT MEETING**

No study session proposed. April 22, 2026 hearing canceled. Next hearing is scheduled for May 13, 2026.

**DIRECTOR’S REPORT**



Director Monowitz updated the Commission on the Board of Supervisors' (BoS) decision regarding the Markegard project, the storage building constructed out of cargo containers in La Honda. The matter was continued, they asked applicant for additional information and requested that appellant and applicant seek mediation. At the April 21, 2026 BoS hearing staff will present the Housing Element amendments and zoning and update to Coastside Design Review regulations.

**COMMISSIONER UPDATES & QUESTION**

In response to Commissioner Burrows questions, Director Monowitz stated the following; 1) project in Pescadero is still in the works but has been postponed, 2) he will follow up with the Planner regarding the project on the home in Montara.

The meeting was adjourned at 10:55am.

Minutes submitted by Angela Montes, Planning Commission Secretary.