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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. 1792
WEDNESDAY, MARCH 11, 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, Kumkum Gupta, Adam Nugent, Carlos Serrano-Quan, Andrei Garcia 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

None

CONSENT AGENDA

- 1. Consideration of the Minutes of the Planning Commission Hearing on February 11, 2026.**

SPEAKERS

None.

COMMISSION ACTION

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

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

The motion carried with 5 in favor.

END OF CONSENT AGENDA

REGULAR AGENDA

- 2. Owner: Nathan Fielding and Vanessa Ruiz**
Applicant: Dinesh Perera, EKVA



File Number: PLN2025-00296
Location: 662 San Carlos Avenue, El Granada
Assessor’s Parcel No.: 047-113-110

Consideration of a Design Review (DR) Permit and Non-Conforming Use Permit (NCUP) pursuant to Sections 6565.3 and 6137.1, respectively, of the San Mateo County Zoning Regulations, to allow for a 33 sq. ft. first-floor expansion, 332 sq. ft. garage addition, and new 574 sq. ft. second story addition above the existing garage of an existing one-story, 861 sq. ft. single-family residence with an attached one-car garage on a developed 4,434 sq. ft. parcel at 662 San Carlos Avenue in the unincorporated community of El Granada. A NCUP is required to expand the non-conforming residence with a combined side yard setback of approximately 10’-3½” where 15 ft. is required. The project involves only minor grading and no tree removal. The project qualifies for a Coastal Development Permit Exemption and is not appealable to the California Coastal Commission. Project Planner, Luis Topete, ltopete@smcgov.org.

SPEAKERS

1. Dinesh Perera

COMMISSION ACTION

Motion to approve the Design Review Permit and Non-Conforming Use Permit, County File Number PLN2025-00296, by adopting the required findings and conditions of approval contained in Attachment A of the Staff Report.

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

The motion carried with 5 in favor.

CORRESPONDENCE AND OTHER MATTERS

None.

CONSIDERATION OF STUDY SESSION FOR NEXT MEETING

No study session proposed. At the March 25, 2026, hearing staff will present one item – single family residence in Pescadero.

DIRECTOR’S REPORT

Director Monowitz reported that, at the March 10, 2026, meeting of the Board of Supervisors, the Board formally adopted the updated building regulations and fire code. He further advised that the appeal concerning the Markegard project has been scheduled for March 24, 2026, and provided an update on the Housing Element, outlining the established timeline, ongoing revisions, and interagency collaboration supporting its completion. He also informed the Commission of a builder’s remedy proposal that has been received for consideration. Lastly, Director Monowitz presented an update regarding the building allocation requirements set forth in the Local Coastal Program.

COMMISSIONER UPDATES & QUESTION

In response to Commissioner Serrano-Quan, Secretary Montes confirmed that an updated Board and Commission handbook will be circulated to the Commission. In response to Commissioner Gupta, Secretary Montes confirmed that Commissioners should provide staff a copy of the Form 700 they submitted via the FPPC website.

The meeting was adjourned at 9:40am.

Minutes submitted by Angela Montes, Planning Commission Secretary.