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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. 1796
WEDNESDAY, MAY 13, 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, Carlos Serrano-Quan, Adam Nugent, Andrei Garcia presiding.
Staff Present: Steve Monowitz, Director of Planning & Building; Timothy Fox, County Attorney; Maria Gonzalez, Administrative Secretary; Mercedes Segura, Administrative Assistant; and Angela Montes, Planning Commission Secretary.

PUBLIC COMMENT

None

CONSENT AGENDA

- 1. Consideration of the Minutes of the Planning Commission Hearing on May 13, 2026.**

SPEAKERS

None.

COMMISSION ACTION

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

Motion: Burrows/ Second: Gupta

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

The motion carried with 5 in favor.

END OF CONSENT AGENDA

REGULAR AGENDA

- 2. Owner/Applicant: Jim and Maria Aguirre**



File Number: PLN2025-00216
Location: 0 San Lucas Avenue, Moss Beach
Assessor’s Parcel No.: 037-271-040

Consideration of an After-the-Fact Coastal Development Permit (CDP), pursuant to Section 8.252.050 of the San Mateo County Ordinance Code, to legalize a 3.5-foot-high fence and two gates constructed on a 25,077 sq. ft., vacant bluff-top parcel on Ocean Boulevard at Madrone Avenue, in the Moss Beach area of unincorporated San Mateo County. The project involved minimum grading and no tree removal. Recommendation to find that the project is exempt from environmental review pursuant to the California Environmental Quality Act Guidelines, Section 15303, Class 3 (e), relating to accessory structures. The CDP is appealable to the California Coastal Commission. Project Planner, Sonal Aggarwal, saggarwal@smcgov.org.

SPEAKERS

- 1. Maria Aguirre
- 2. Ping Chow

COMMISSION ACTION

Motion to approve the After-the-Fact Coastal Development Permit, by making the required findings and adopting the conditions of approval in Attachment A.

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

The motion carried with 5 in favor.

- 3. **Applicant:** San Mateo County Planning and Building
Location: Various
Assessor’s Parcel No.: Various

Consideration of an amendment to the Local Coastal Program Policy 1.23 d.(2), which allows for issuance of more than 40 annual residential building permits for affordable housing projects, if the growth rate average over a three-year period, including the year of building permit issuance and the following two years, does not exceed 40 units/year. The amendment would replace the three-year average period with the annual average number of permits issued from January 1, 2013, through and including the year of building permit issuance. Planning Services Manager, Bharat Singh, bsingh@smcgov.org.

SPEAKERS

- 1. Ping Chow
- 2. Maureen Santos

COMMISSION ACTION

Motion to approve recommendation to the Board of Supervisors to adopt the resolution directing staff to submit the Local Coastal Program amendment to the method of averaging the growth rate cap to allow for affordable housing development in the urban Midcoast for California Coastal Commission certification, by adopting the recommendations in the staff report.

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

The motion carried with 4 in favor, 1 against.

CORRESPONDENCE AND OTHER MATTERS



None.

CONSIDERATION OF STUDY SESSION FOR NEXT MEETING

No study session proposed. Next hearing is scheduled for June 10, 2026, at which staff will present two items; 1) five lot subdivision located on Cordilleras Avenue in Emerald Lake Hills, and 2) Use Permit Renewal for SportsHouse.

DIRECTOR'S REPORT

Director Monowitz updated the Commission on the Housing Element, which has been confirmed by the State Department of Housing and Community Development (HCD) to be in substantial compliance with state law. At the June 9, 2026, Board of Supervisor (BoS) meeting, a change in two of the Agricultural Advisory Committee members' seat designations will be considered. At the June 23, 3036 BoS hearing, staff will present the annual report on the status of the Midcoast park and recreation mitigation fee.

COMMISSIONER UPDATES & QUESTIONS

In response to Commissioner Serrano-Quan's question, Director Monowitz stated that the "substantial compliance" determination by HCD means that the County has successfully demonstrated our ability to meet the Regional Housing Needs Allocation (RHNA), which restores the County's access to state grants and program funds, and eliminates the ability of developers to submit "Builder's Remedy" projects. The County will not be fully compliant, however, until the Coastside rezonings have been completed, which are needed to provide the required buffer to our RHNA and address new Affirmatively Furthering Fair Housing requirements. In response to Chair Garcia's question, Director Monowitz updated the Commission on Builders Remedy applications in the pipeline.

The meeting was adjourned at 11:08am.

Minutes submitted by Angela Montes, Planning Commission Secretary.