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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. 1800
WEDNESDAY, JULY 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, Kumkum Gupta, Carlos Serrano-Quan (*arrived after roll call*), Adam Nugent, Andrei Garcia presiding.

Staff Present: Steve Monowitz, Director of Planning & Building; Timothy Fox, County Attorney; Maria Gonzalez, Administrative Secretary; Angela Montes Cardenas, Planning Commission Secretary.

PUBLIC COMMENT

1. Gregg Dieguez

CONSENT AGENDA

1. **Consideration of the Minutes of the Planning Commission Hearing on June 10, 2026.**

COMMISSION ACTION

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

Motion: Burrows/ Second: Nugent

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

The motion carried with 5 in favor.

END OF CONSENT AGENDA

REGULAR AGENDA

- | | |
|---------------------|--|
| 2. Owner: | Katherine and Olivier Nolan-Stevaux |
| Applicant: | Toby Long, AIA |
| File Number: | PLN2024-00210 |
| Location: | 0 Pescadero Creek Road |



Assessor's Parcel No.: 088-090-030

Consideration of the adoption of an Initial Study/Mitigated Negative Declaration, pursuant to the California Environmental Quality Act (CEQA), Coastal Development Permit (CDP), Planned Agricultural District Permit, and Grading Permit, pursuant to Sections 8.252.010, 8.106.010 and 10.68.040 of the San Mateo County Ordinance Code, to construct a new 2,446 sq. ft. single-family home with a 568 sq. ft. attached two-car garage, 522 sq. ft. detached pool house, new septic system, new domestic well and three 4,900-gallon water tanks, on a legal 86,622 sq. ft. undeveloped parcel. The project involves removal of four trees and a total of 385 cubic yards (c.y.) of grading, including 295 c.y. of cut and 90 c.y. of fill. The property is located in the Pescadero Creek Road County Scenic Corridor within the unincorporated Pescadero area of San Mateo County. The CDP is appealable to the California Coastal Commission. Project Planner, Sonal Aggarwal, at saggarwal@smcgov.org.

SPEAKERS

1. Toby Long
2. Katherine Nolan-Stevaux

COMMISSION ACTION

Motion to adopt the Initial Study/Mitigated Negative Declaration and approve the proposed Coastal Development Permit, Planned Agricultural District Permit, and Grading Permit, County File Number PLN2024-00210, by making the required findings and adopting the conditions of approval in Attachment A.

Motion: Nugent/ Second: Gupta

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

The motion carried with 5 in favor.

CORRESPONDENCE AND OTHER MATTERS

None.

CONSIDERATION OF STUDY SESSION FOR NEXT MEETING

No study session proposed. Hearing scheduled for July 22, 2026, is canceled. The next meeting will be held on August 12, 2026.

DIRECTOR'S REPORT

Director Monowitz updated the Commission on the Board of Supervisors approval of the Design Review Ordinance Update and provided an update on next steps. He also shared that on June 30, 2026, staff facilitated a community meeting regarding the LCP amendment to address the Midcoast building cap, after getting feedback on the proposed changes from the Midcoast Community Council. He also discussed the next steps for moving the amendment forward. At the August 11, 2026 Board hearing staff will present two items; 1) an appeal for new residence in Emerald Lake Hills and 2) a contract for technical assistance to support the San Francisco Airport Community Roundtable.

COMMISSIONER UPDATES & QUESTIONS

None.

The meeting was adjourned at 9:50am.

Minutes submitted by Angela Montes, Planning Commission Secretary.