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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. 1803
WEDNESDAY, AUGUST 26, 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; Maria Gonzalez, Administrative Secretary; Angela Montes Cardenas, Planning Commission Secretary.

PUBLIC COMMENT

None.

CONSENT AGENDA

1. Consideration of the Minutes of the Planning Commission Hearing on August 12, 2026.

COMMISSION ACTION

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

Motion: Nugent/ Second: Gupta

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

The motion carried with 5 in favor.

END OF CONSENT AGENDA

REGULAR AGENDA

- | | |
|-------------------------------|---|
| 2. Owner: | Guillaume Salava |
| Applicant: | Ryan Houston |
| File Number: | PLN2026-00152 |
| Location: | 210 Marine Boulevard, Moss Beach |
| Assessor's Parcel No.: | 037-232-070, 037-232-030, and 037-232-040 |



Consideration of a Design Review Permit, Coastal Development Permit (CDP), and Lot Merger, pursuant to Sections 8.252, 8.256 and, 9.188.010 of the San Mateo County Zoning Regulations, for the construction of a two story 420 sq. ft. addition to an existing single-family residence which has an existing attached 550 sq. ft. garage, a new fence is also proposed. The property is located at the corner of Airport Street and Marine Boulevard, in the unincorporated Moss Beach area. The project includes minimal grading and no tree removal. The CDP is appealable to the California Coastal Commission. Project Planner, Olivia Boo, at oboo@smcgov.org.

SPEAKERS

1. Ryan Houston

COMMISSION ACTION

Motion to approve the proposed Design Review Permit, Coastal Development Permit, and Lot Merger, County File Number PLN2026-00152, by making the required findings and adopting the conditions of approval in Attachment A.

Motion: Burrows/ Second: Serrano-Quan

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. The next hearing will be held on September 9, 2026. Staff will present three items: 1) Appeal of Coastal Development Permit and Coastsides Design Review Permit for project in Miramar, 2) Coastal Development Permit for operations within Denniston Reservoir, 3) Amendments to modify inclusionary housing requirements in certain zoning districts.

DIRECTOR'S REPORT

Director Monowitz updated the Commission on the Board of Supervisors August 11, 2026, hearing where the Board denied an appeal and upheld the Planning Commission's decision regarding new single-family residence in Emerald Lake Hills. At the August 25, 2026, hearing the Board 1) adopted Local Coastal Program amendments to address the Midcoast building permit cap; and 2) approved General Plan amendment for 5 lot subdivision on Cordilleras Road.

COMMISSIONER UPDATES & QUESTIONS

In response to Vice Chair Nugent question regarding whether the item considered at the August 12 Planning Commission meeting had been appealed to the Board of Supervisors, staff clarified that the appeal period had not ended. In response to Chair Garcia's question about the appeal scheduled for the September 9 Planning Commission meeting, Director Monowitz clarified that the approval being appealed was a staff level decision that did not go to the Planning Commission. In response to Commissioner Gupta's question, Director Monowitz provided a brief update on the waitlist for Midcoast permits. Director Monowitz also addressed Commissioner Serrano-Quan's question regarding Housing Element Compliance tracking.

The meeting was adjourned at 9:41am.

Minutes submitted by Angela Montes, Planning Commission Secretary.