



455 County Center, 2nd Floor | Mail Drop PLN 122
Redwood City, CA 94063
(650) 363-4161
smcgov.org/planning

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. 1804
WEDNESDAY, SEPTEMBER 9, 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, Lead Deputy County Attorney; 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 26, 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: | Helen J. Carey Trust |
| Applicant: | Steve Kellond |
| File Number: | PLN2026-00046 |
| Location: | Coronado Avenue, Miramar |
| Assessor's Parcel No.: | 048-013-590 |



Consideration of an appeal of the Director of Planning and Building's decision to approve a Coastal Development Permit and Coastsides Design Review Permit, pursuant to Sections 8.252.050 and 8.256.030 of the County Ordinance Code, for the construction of a new 1,910 sq. ft. two-story single-family residence with an attached 478 sq. ft. Accessory Dwelling Unit and attached two-car garage, on a 4,396 sq. ft. legal parcel, located on Coronado Avenue in Miramar, in the unincorporated area of San Mateo County. The project involves minor grading and no tree removal. Project Planner, Luis Topete, at ltopete@smcgov.org.

SPEAKERS

1. David Beaumont
2. Steven Kaufman
3. Paul McGregor
4. Stephen Hicks
5. Tom Carey
6. Edmundo Larenas
7. Steve Kellond

COMMISSION ACTION

Motion to approve the appeal of the Director of Planning and Buildings decision to approve a Coastal Development Permit and Coastsides Design Review Permit, County File Number PLN2026-00046, by making the required findings and adopting the conditions of approval in Attachment A.

Motion: Gupta/ Second: Serrano-Quan

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

The motion carried with 5 in favor.

- | | |
|----------------------------|--|
| 3. Owner/Applicant: | Coastside County Water District |
| File Number: | PLN2026-00165 |
| Location: | Denniston Reservoir, El Granada |
| Assessor's Parcel No.: | 037-320-150 |

Consideration of a Coastal Development Permit, pursuant to Section 8.252.050 of the County Ordinance Code to allow Coastside County Water District to continue their dredging operations within Denniston Reservoir for another 10-year period. The subject property is located approximately 0.5 miles east of Cabrillo Highway, adjacent to the community of El Granada, in the unincorporated area of San Mateo County. This project is appealable to the California Coastal Commission. Project Planner, Michael Schaller, at mschaller@smcgov.org.

SPEAKERS

1. Jonathan Sutter
2. Shaun Donovan

COMMISSION ACTION

Motion to approve the proposed Coastal Development Permit, County File Number PLN2026-00165, by making the required findings and adopting the conditions of approval in Attachment A.

Motion: Burrows / Second: Nugent

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

The motion carried with 5 in favor.

- | | |
|----------------------|---|
| 4. Applicant: | San Mateo County Planning and Building |
| Location: | Various |



Consideration of an ordinance amending the County Ordinance Code, Title 8, Article 1 (Zoning Districts, Overlay, and Combining Districts), Chapters 8.29 (R3-MU Zoning District), 8.115 (PC-HD Zoning District), 8.116 (TS-MU Zoning District) to modify the inclusionary housing requirements applicable in each district. Project Planner, Will Gibson, at wgibson@smcgov.org.

SPEAKERS

None.

COMMISSION ACTION

Motion to find that the proposed amendments to the inclusionary Housing Ordinance is consistent with the County's General Plan and achieving consistency with state housing laws, and that the adoption of the proposed amendments of the Inclusionary Housing Ordinance is exempt from environmental review. Motion to approve recommendation that the Board of Supervisors adopt an ordinance amending the County Ordinance Code, title 9, article 1, 8.115, 8.116 to modify the inclusionary housing requirements applicable in each District.

Motion: Serrano-Quan/ Second: Burrows

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

The motion carried with 5 in favor.

CORRESPONDENCE AND OTHER MATTERS

Correspondence received via email regarding concerns about development proposal in Colma.

CONSIDERATION OF STUDY SESSION FOR NEXT MEETING

No study session proposed. The next hearing will be held on September 23, 2026. Staff will present three items: 1) General Plan Conformity for San Francisco Public Utilities Commission regarding pipeline repair project, 2) Coastal Development Permit for a sign replacement project at the Gazos Creek Gas Station, and 3) Design Review Permit and Coastal Development Permit for new residence in Moss Beach.

DIRECTOR'S REPORT

Director Monowitz notified the Commission that staff is in the process of submitting the two Local Coastal Program amendments recently approved by the County to the California Coastal Commission. The amendments include Design Review Ordinance update and the changes to way in which the Midcoast building permit cap is applied. He is working with staff to assemble housing production data to be presented at a future hearing.

COMMISSIONER UPDATES & QUESTIONS

None.

The meeting was adjourned at 11:08am.

Minutes submitted by Angela Montes, Planning Commission Secretary.