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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 April 8, 2026.**

SPEAKERS

None.

COMMISSION ACTION

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

Motion: Burrows/ Second: Nugent

Ayes: Burrows, Serrano-Quan, Nugent, Garcia

Abstain: Gupta

The motion carried with 4 in favor, 1 abstention.

END OF CONSENT AGENDA

REGULAR AGENDA



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

Consideration of amendments to an ordinance repealing and replacing Chapter 8.256 of the County Ordinance Code regarding design review standards and adopting related text amendments to the County Zoning Regulations for various zoning districts for consistency with the new ordinance. The Planning Commission recommended approval of a new design review ordinance on January 28, 2026. Staff requests that the Planning Commission consider further modifications regarding bird safety standards for glass and railings and limiting application of exterior light standards to new construction and major remodels/additions. The new ordinance will regulate development within Design Review zoning districts in the unincorporated areas of San Mateo County. Please direct questions to project Planner, Camille Leung at, cleung@smcgov.org.

SPEAKERS

1. Steve Terry
2. Dan Haggerty
3. Cid Young
4. Shani Kleinhaus
5. Dash Leeds
6. Lexi Mendoza
7. Mark Dinh
8. Jeremy Levine

COMMISSION ACTION

Motion to approve recommendation to the Board of Supervisors to adopt the resolution adopting the Design Review Ordinance update, by making the required findings and adopting the conditions of approval in Attachment A, with further modifications to exterior lighting and bird safety design standards. For lighting, the Planning Commission recommended further modification to the standard such that it would also apply to minor work to single-family residences requiring a building or planning permit, where new or replacement lighting for that qualifying work would be subject to the 2,200k color rating limit. For the bird safety standard, the Planning Commission agreed with the inclusion of the standard and recommended removal of UV Reflective Coated Glass as a treatment option and limiting the application of the standard to multifamily residential projects, where the standard would only apply to building side(s) consisting of 40 percent glass or more.

Motion: Nugent/ Second: Burrows

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. Next hearing is scheduled for May 27, 2026 staff will present two items; 1) CDP for new fencing on vacant parcel in Moss Beach, 2) LCP amendment for low-income housing units to address the Midcoast building quota.

DIRECTOR'S REPORT

Director Monowitz updated the Commission on the AI initiative. At the April 21, 2026 Board of Supervisor's (BoS) meeting, the Board approved the Housing Element (HE) and Re-zoning modifications. Staff has now resubmitted the HE to the State. At the June 9, 2026, BoS meeting, staff will present two items; 1) seat designation changes to AAC, 2) Design Review amendments to Ordinance.

COMMISSIONER UPDATES & QUESTIONS

In response to Commissioner Burrows question, Director Monowitz stated that any Builder Remedy applications submitted prior to adoption of HE may proceed review, however new applications will not be accepted.



The meeting was adjourned at 11:11am.

Minutes submitted by Angela Montes, Planning Commission Secretary.