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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. 1798
WEDNESDAY, JUNE 10, 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; Mercedes Segura, Administrative Assistant, Interim Planning Commission Secretary.

PUBLIC COMMENT

None

CONSENT AGENDA

1. Consideration of the Minutes of the Planning Commission Hearing on May 27, 2026.

COMMISSION ACTION

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

Motion: Gupta/ Second: Burrows

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

The motion carried with 5 in favor.

END OF CONSENT AGENDA

REGULAR AGENDA

- | | |
|---------------------|--|
| 2. Owner: | Jefferson 10 Investors, LP |
| Applicant: | Eric Zweig or Edenbridge, Inc. |
| File Number: | PLN2025-00350 |
| Location: | 1815 Cordilleras Road, Emerald Lake Hills |



Assessor's Parcel No.: 057-070-090 and 057-063-010

Consideration of: (1) General Plan Map Amendment to change a 79,890 sq. ft./1.8 net-acre developed parcel from Low Density Residential to Medium-Low Density Residential; (2) Major Subdivision, Grading Permit, and Protected Tree Removal Permit to allow for a subdivision of subject parcel into 5 lots of development (Lots 1-5); and (3) certification of a Mitigated Negative Declaration, located at 1815 Cordilleras Road in the Emerald Lake Hills area of unincorporated San Mateo County. Project Planner, Sam Becker, sbecker@smcgov.org.

SPEAKERS

1. Eric Zweig
2. J.R. Rodine
3. James Stucky
4. Barbara Karvelis

COMMISSION ACTION

Motion to approve recommendation that the Board of Supervisors approve the proposed General Plan Amendment, Major Subdivision, Grading Permit, and Protected Tree Removal Permit, adopt the resolution to certify the Mitigated Negative Declaration, and adopt the resolution to change the subject parcel's General Plan Land Use Designation from Low Density Residential (Urban) to Medium-Low Density Residential (Urban), 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.

CORRESPONDENCE AND OTHER MATTERS

None.

CONSIDERATION OF STUDY SESSION FOR NEXT MEETING

No study session proposed. Next hearing scheduled for June 24, 2026, is canceled. Next hearing scheduled for July 8th, 2026.

DIRECTOR'S REPORT

Director Monowitz updated the Commission on the Midcoast building permit quota, community outreach, and next steps.

At the June 23, 2026 Board of Supervisor's hearing, staff will present the update to Design Review Ordinance and the annual report on the status of the Midcoast park and recreation mitigation fee.

COMMISSIONER UPDATES & QUESTIONS

In response to Commissioner Burrow's question regarding the provisions in the updated Design Review Ordinance intended to minimize bird strikes into windows, Director Monowitz confirmed that the update being presented to the Board includes the same provisions as those recommended by the Planning Commission. He also responded to Vice Chair Nugent by confirming that staff received one additional comment regarding solar access and passive heating, which has not resulted in changes to the staff recommendation.

The meeting was adjourned at 10:30am.

Minutes submitted by Angela Montes, Planning Commission Secretary.