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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. 1802
WEDNESDAY, AUGUST 12, 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, Adam Nugent, Andrei Garcia presiding.

Commissioners Absent: Carlos Serrano-Quan

Staff Present: Sophie Mintier, Assistant Director of Planning & Building; Timothy Fox, 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 July 8, 2026.

- 2. Owner:** The Robinson Family
Applicant: San Mateo County Real Property
File Number: GPC2026-00003
Location: Carlos Street
Assessor's Parcel No.: 037-022-240 and 037-022-250

Consideration of a request by the San Mateo County Real Property Division, pursuant to Government Code Section 65402, that the Planning Commission report whether the County's proposed purchase of 0.5 acres of property adjacent to Carlos Street in the unincorporated Rural Midcoast, for future use as public right of way, conforms to the County General Plan. Please direct questions to Project Planner, Will Gibson, at wgibson@smcgov.org.

COMMISSION ACTION

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

Motion: Gupta/ Second: Burrows

Ayes: Burrows, Gupta, Nugent, Garcia



The motion carried with 4 in favor.

END OF CONSENT AGENDA

REGULAR AGENDA

- 3. Owner:** Petryk Adam Jay Tr
Applicant: San Mateo County Real Property
File Number: GPC2026-00005
Location: 625 and 627 Glenloch Way
Assessor's Parcel No.: 068-021-170 and 068-021-160

Consideration of a request by the San Mateo County Real Property Division, pursuant to Government Code Section 65402, that the Planning Commission report whether a proposed vacation (abandonment) of a portion of County Road right-of-way between 625 and 627 Glenloch Way in the unincorporated Emerald Lake Hills, conforms to the County General Plan. Please direct questions to Project Planner, Katie Faulker, at kfaulkner@smcgov.org.

SPEAKERS

None.

COMMISSION ACTION

Motion to confirm that the request by the San Mateo County Real Property Division's proposed vacation (abandonment) of a portion of County Road right-of-way conforms to the County General Plan.

Motion: Gupta/ Second: Nugent

Ayes: Burrows, Gupta, Nugent, Garcia

The motion carried with 4 in favor.

- 4. Owner:** Art Tafolla and Romy Triggs-Smith
Applicant: Edward C. Love
File Number: PLN2024-00131
Location: 845 San Ramon Avenue, Moss Beach
Assessor's Parcel No.: 037-259-200

Consideration of a Design Review and Coastal Development Permit (CDP), pursuant to Chapters 8.252 and 8.256 of the San Mateo County Zoning Regulations, to allow construction of a new 2,726 sq. ft. single-family residence with an attached two-car garage, on a 5,147 sq. ft. undeveloped parcel. The project does not propose the removal of trees and includes minor grading. This project is exempt from environmental review, pursuant to the California Environmental Quality Act Guidelines Section 15303(a) (Class 3, New Construction or Conversion of Small Structures), which includes the construction of one single-family residence in a residential zone. The CDP is appealable to the California Coastal Commission. Application Deemed Complete: February 20, 2026. Please direct questions to Project Planner, Dylan Parker, at jparker1@smcgov.org.

SPEAKERS

1. Edward C. Love
2. Dominic Dorn
3. Uma P. Dorn
4. Art Tafolla

COMMISSION ACTION



Motion to approve the proposed Design Review Permit and Coastal Development Permit, County File Number PLN2024-00131, by making the required findings and adopting the conditions of approval in Attachment A.

Motion: Burrows/ Second: Gupta

Ayes: Burrows, Gupta, Nugent, Garcia

The motion carried with 4 in favor.

CORRESPONDENCE AND OTHER MATTERS

None.

CONSIDERATION OF STUDY SESSION FOR NEXT MEETING

No study session proposed. The next meeting will be held on August 26, 2026, with one item on agenda 1) Consideration of a Design Review and Coastal Development Permit for single family residence in Moss Beach. At the September 9, 2026 hearing 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

Assistant Director Mintier 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 a Design Review and Grading permit for a home in Emerald Lake Hills. At the August 13, 2026 Special Study Session, the Board will discuss the Vehicle License Fee shortfall. At the August 25 Board hearing, staff will present two items: 1) Local Coastal Program amendment to address the Midcoast building permit cap, and 2) Major Subdivision in Emerald Lake Hills. She noted that Director Monowitz was currently attending the California Coastal Commission (CCC) meeting, where the Protected Tree Ordinance for the Coastsides was on the agenda, and notified the Commission of additional upcoming submissions to CCC. Lastly, staff is accepting public comments on the Safety Element draft through August 31, 2026 and continues working on the Environmental Justice Element draft.

COMMISSIONER UPDATES & QUESTIONS

None.

The meeting was adjourned at 10:18am.

Minutes submitted by Angela Montes, Planning Commission Secretary.