COUNTY OF SAN MATEO
PLANNING AND BUILDING

Planning Commission
Action Minutes

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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. 1807
WEDNESDAY, OCTOBER 28, 2026
IN-PERSON WITH REMOTE PARTICIPATION

CALL TO ORDER
The meeting was called to order at 9:01 a.m. by Chair Garcia

ROLL CALL
Commissioners Present: Matthew Burrows, Carlos Serrano- Quan, Adam Nugent, Andrei Garcia presiding.
Commissioners Absent: Kumkum Gupta
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 October 14, 2026.**

COMMISSION ACTION
Motion to set the Regular Agenda and approval of the Consent Agenda

Motion: Burrows/ Second: Serrano-Quan
Ayes: Burrows, Serrano-Quan, Nugent, Garcia

The motion carried with 4 in favor.

END OF CONSENT AGENDA

REGULAR AGENDA

2. **Owner/Applicant:** **Department of Public Works, San Mateo County**
   File Number: PLN2026-00260
   Location: Capistrano Road, Princeton
   Assessor's Parcel No.: Public Right-of-Way

Consideration of a Coastal Development Permit, pursuant to Section 8.252.050 of the San Mateo County Ordinance Code, to establish a "No Oversized Parking" zone on both sides of Capistrano Road in the unincorporated Princeton area of San Mateo County. This project is appealable to the California Coastal Commission. Please direct questions to Project Planner, Michael Schaller, at mschaller@smcgov.org.

SPEAKERS

1. Tory Newman

COMMISSION ACTION

Motion to approve the proposed Coastal Development Permit, County File Number PLN2026-00260, by making the required findings and adopting the conditions of approval in Attachment A.

Motion: Nugent / Second: Serrano-Quan
Ayes: Burrows, Serrano-Quan, 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. Items on the November 18, 2026 meeting include a scoping session for the Environmental Impact Report being prepared to address the potential impacts of the Housing Element Rezoning Program, and an After-the-Fact Coastal Development Permit for development that took place at the Seton Coastside Medical Center without the required permits.

DIRECTOR'S REPORT

The California Coastal Commission (CCC) hearing to address the Midcoast building permit quota is scheduled for November 4, 2026, CCC staff is recommending approval.

COMMISSIONER UPDATES & QUESTIONS

In response to Commissioner Burrow's question regarding Seton Medical Center, Director Monowitz stated that the After-the-Fact permit is not a factor in the ongoing closure of the Medical Center. In response to a question from Commissioner Serrano-Quan, he stated that significant housing projects are likely to be processed directly through the building permit process due to new State laws that limits local governments' discretionary authority, as well as approved rezonings that allow such development as a matter of right. Director Monowitz will keep the Commission updated regarding any major development projects that come to the department.

The meeting was adjourned at 10:00am.

Minutes submitted by Angela Montes, Planning Commission Secretary.