COUNTY OF SAN MATEO
PLANNING AND BUILDING

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Planning Commission
Action Minutes

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. 1805
WEDNESDAY, SEPTEMBER 23, 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 September 9, 2026.**

2. **Owner:** **City and County of San Francisco**
   Applicant: **Anna Lam, Project Manager**
   File Number: GPC2026-00007
   Location: Crystal Springs Road, Hillsborough
   Assessor's Parcel No.: 093-131-010 and 093-132-010

Consideration of request by the San Francisco Public Utilities Commission, pursuant to Government Code Section 65402, that the Planning Commission report whether the Sunset Supply Pipeline Erosion Repair Project at San Mateo Creek conforms to the County General Plan. Please direct questions to Planning Services Manager, Bharat Singh, at bsingh@smcgov.org.

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

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

The motion carried with 5 in favor.

END OF CONSENT AGENDA

REGULAR AGENDA

3. **Owner/Applicant:** **Keet Nerhan**
   File Number: PLN2026-00274
   Location: 5720 Cabrillo Hwy, Pescadero
   Assessor's Parcel No.: 089-210-020

Consideration of a Coastal Development Permit (CDP), Resource Management-Coastal Zone Permit, and Architectural Review Permit, pursuant to Sections 8.252.050 and 8.138.070 of the San Mateo County Zoning Regulations, and Section 261 of the California Streets and Highways Code, to replace an existing freestanding monument sign and other brand signage associated with an existing gas station located at 5720 Cabrillo Highway in the unincorporated Pescadero area of San Mateo County. Minimal grading and no tree removal are required. The project is located within the Cabrillo Highway State Scenic Corridor, and CDP is appealable to the California Coastal Commission. Please direct questions to Project Planner, Olivia Boo, at oboo@smcgov.org.

SPEAKERS

1. Tom Gallagher
2. Keet Nerhan
3. Carlysle Ann Young

COMMISSION ACTION
Motion to approve the proposed Coastal Development Permit, Resource Management-Coastal Permit, and Architectural Review Permit, County File Number PLN2026-00274, 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.

4. **Owner/Applicant:** **Amy and Todd Cowgill**
   File Number: PLN2026-00160
   Location: Precita Avenue, Moss Beach
   Assessor's Parcel No.: 037-278-130

Consideration of a Coastside Design Review Permit and Coastal Development Permit (CDP), pursuant to Sections 8.252.050 and 8.256.030 of the San Mateo County Zoning Regulations, to allow the construction of a new 2,352 sq. ft. single-family residence with an attached 452 sq. ft. two-car garage, on a 5,000 sq. ft. legal parcel located on Precita Avenue in the unincorporated Moss Beach area of San Mateo County. The CDP is appealable to the California Coastal Commission. In conjunction with the requested permits, it is recommended that the Planning Commission determine that the project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15303, Class 3(a), which exempts construction of small structures including new single-family residences in residential zones. Please direct questions to Project Planner, Kanoa Kelley, at kkelley@smcgov.org.

SPEAKERS

1. Amy Cowgill
2. Carlysle Ann Young

COMMISSION ACTION
Motion to approve the proposed Coastside Design Review Permit and Coastal Development Permit, County File Number PLN2026-00160, 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. The next hearing will be held on October 14, 2026. Staff will present one item: 1) Tree Protection Ordinance amendment.

DIRECTOR'S REPORT
Director Monowitz notified the Commission that staff submitted the Local Coastal Program amendment to address the Midcoast building permit cap to the Coastal Commission and is preparing the submittal of the Design Review Ordinance update. He stated that on October 6, 2026, The Board of Supervisors will consider the amendment to the zoning regulation's inclusionary housing provisions. He reminded the Commission of a training opportunity on new housing laws that will occur on October 29, 2026. He also informed the Commission that staff will be hosting pre-application workshop on September 29, 2026, for a proposed horse stable and rehabilitation facility on a property adjacent to San Mateo Road. Lastly, he announced that Cotton Shires and Associates have been selected to conduct the land movement monitoring program for Seal Cove.

COMMISSIONER UPDATES & QUESTIONS
None.

The meeting was adjourned at 10:13am.

Minutes submitted by Angela Montes, Planning Commission Secretary.