

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: August 7, 2025

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Coastal Development Permit and Lot Line Adjustment, pursuant to Section 6328.4 of the County Zoning Regulations and 7125 of the County Subdivision Regulations, respectively, to transfer 16,759 square feet from APN 081-100-270 (1400 Native Sons Road) to undeveloped APN 081-100-170 in the unincorporated San Gregorio area of San Mateo County.

County File Number: PLN2022-00099

PROPOSAL

The applicant is seeking a Lot Line Adjustment (LLA) to transfer 16,759 square feet (0.39 acres) from APN 081-100-270 (1400 Native Sons Road) to undeveloped APN 081-100-170; both are legal parcels in the San Gregoria area. APN 081-100-270 is a single parcel developed with a single-family home where the legal description and previously recorded LLA (PLN2011-00368) shows that the parcel consists of parcel 1A-1 and 1A-2. Parcel 1A-2 is the portion to be transferred. No development of the parcels or tree removal is proposed.

TABLE 1			
Parcel 1: 081-100-170 (undeveloped)			
	Existing	Proposed	Area Transferred
Lot Size	5.25 Acres	5.64 Acres	+ 0.39 Acres
Parcel 2: 081-100-270 (1400 Native Sons Rd.)			
	Existing	Proposed	Area Transferred
Lot Size	17 Acres	16.61 Acres	- 0.39 Acres

RECOMMENDATION

Staff recommends that the Zoning Hearing Officer approve the Coastal Development Permit and Lot Line Adjustment, County File Number PLN2022-00099, based on the required findings and subject to the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Kanoa Kelley, Planner III, kkelley@smcgov.org

Applicant: Charles Bronitsky

Owners: Anthony Hansen and Robin Lise-Nielsen

Public Notification: Ten-day advanced notification for the hearing was mailed to property owners within 300 feet of the project parcel and a notice for the hearing posted in a newspaper (San Mateo County Times) of general public circulation on July 26, 2025.

Location: 1400 Native Sons Road, San Gregorio

APN(s): 081-100-270 and 081-100-170

Size: 081-100-270 is 17 acres and 081-100-170 is 5.25 acres

Existing Zoning: RM-CZ/CD (Resource Management-Coastal Zone/Coastal Development)

General Plan Designation: Open Space

Local Coastal Plan Designation: Open Space

Sphere-of-Influence: N/A

Parcel Legality: The parcels were legalized through an approved LLA, PLN2011-00368, and Certificate of Compliance Type A, PLN2004-00318.

Williamson Act: N/A; APN 081-100-270 non-renewed and fully expired on December 21, 2020.

Existing Land Use: Single-family residential (081-100-270) and Vacant land (081-100-170)

Water Supply: Existing well

Sewage Disposal: Septic, no municipal waste water services.

Flood Zone: Flood Zone X, area of minimal flooding. FEMA Panel 06081C0290E, effective date 10-16-2012

Environmental Evaluation: The proposed Lot Line Adjustment is exempt from the California Environmental Quality Act (CEQA) Guidelines because it falls within the “common sense” exemption pursuant to CEQA Guidelines Section 15061(b)(3), as it can be seen with certainty that there is no possibility that the Lot Line Adjustment will have a significant effect on the environment, the activity is therefore not subject to the California Environmental Quality Act.

Setting: APN 081-100-170 is a heavily-wooded vacant parcel; to the east is APN 081-100-270, which has been developed with a single-family residence. The parcels are bound to the north and east by vacant open space owned by Midpeninsula Regional Open Space District, and a residentially developed parcel on 40.7 acres to the south.

DISCUSSION

A. KEY ISSUES

1. Compliance with the General Plan

The parcels are designated as “Open Space” in the County General Plan which is suitable for very low-density development due to potential conflict with surrounding resources.

Policy 9.40 (*Maintenance of the Open Space Character of Lands Designated as General Open Space*) and 9.41 (*Criteria for the Division of Lands Designated General Open Space*) seek to preserve the character of lands designated general open space by clustering proposed development in smaller parcels and retain larger parcels with valuable scenic resources. Parcel 2 was part of a previous LLA (PLN2011-00368) to allow the purchase of a 38.5-acre parcel by Midpeninsula Regional Open Space District. The LLA preserved the land most scenic and suitable for open space while maintaining a smaller parcel (17 acres) that is still large enough to maintain the character of the surrounding open space. The new proposed LLA will not significantly reduce the acreage of either parcel, preserving the low-density rural character of the land in this area.

2. Compliance with Local Coastal Program (LCP)

The project complies with the following LCP policies:

Policy 1.8 (*Land Uses and Development Densities in Rural Areas*) allows new development only if it will not: 1) have significant adverse impacts, either individually or cumulatively, on coastal resources and (2) diminish the ability to keep all prime agricultural land and other land suitable for

agriculture (as defined in the Agriculture Component) in agricultural production. This policy also requires density credits for new or expanded non-agricultural development.

The LCP Policy 1.2 defines development to include subdivision or any other division of land or change in the intensity of use among other things. This project involves the transfer of 0.39 acres of adjacent land and the relocation of property lines. The adjustment will not create any new parcels nor change the intensity of the use of the currently vacant parcel. There are no prime soils located within the boundaries of either parcel. No coastal resources such as coastal habitat, beach access, wetlands, or marshlands exist on either parcel. Each legal parcel contains one density credit that can be used for future development; the adjustment will not change the density credits available to either parcel. Any future development will minimally require a Coastal Development Permit to ensure compliance with LCP policies.

3. Compliance with Zoning Regulations

The parcels involved in the Lot Line Adjustment are zoned Resource Management-Coastal Zone (RM-CZ) with a Coastal Development (CD) overlay. The adjustment will not create any new parcels and will not conflict with the RM-CZ development standards. Parcel 2 is developed with a single-family home and following the LLA, will still comply with minimum yard requirements of 50 feet in front and 20 feet on the sides and rear. No rezoning has been proposed and any future development will minimally require the approval of a Coastal Development Permit.

4. Compliance with Subdivision Regulations

San Mateo County Subdivision Regulations Chapter 10 (Lot Line Adjustments), Article 2, Section 7126(1) states: "Review of a lot line adjustment application shall include a determination of whether or not the parcels resulting from the lot line adjustment conform to the County General Plan and any applicable specific plan, the Local Coastal Program, and County zoning and building regulations." The Lot Line Adjustment must also provide provisions for adequate emergency access, water supply, and sewage disposal.

As discussed in Sections A1 and A2, the LLA conforms with the County General Plan and Local Coastal Program. The LLA is not located near existing development and will not create or aggravate non-conforming situations. Access is provided through the existing Native Sons Road and access easements have already been recorded to ensure all adjacent parcels have access to the portion of Native Sons Road that runs along the northern portion of Parcel 1. The LLA does not propose any development

and would not authorize any construction within scenic corridors, wetlands, or other coastal resources. The parcels do not contain any mapped scenic corridors, wetlands, prime soils, or special status plant or animal species.

B. ENVIRONMENTAL REVIEW

The proposed Lot Line Adjustment is exempt from the CEQA Guidelines because it falls within the “common sense” exemption pursuant to CEQA Guidelines Section 15061(b)(3), which indicates that CEQA only applies to projects that have a “significant effect on the environment” as defined in Public Resources Code, Section 21068, and in CEQA Guidelines, Section 15382, as being a substantial, or potentially substantial, adverse change in the environment. The Guidelines state that where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to California Environmental Quality Act. The Lot Line Adjustment does not change the allowed use, density, or zoning of the parcels, which is Resource Management-Coastal Zone with a Coastal Development District overlay. The adjustment is consistent with County General Plan policies; therefore, the project will not have a significant effect on the environment and qualifies for the exemption.

C. REVIEWING AGENCIES

Environmental Health Services
Department of Public Works
County Fire
San Mateo County Surveyor

ATTACHMENTS

- A. Project Location
- B. LLA Map

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2022-00099

Hearing Date: August 7, 2025

Prepared By: Kanoa Kelley, Planner III

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

For the Environmental Review

1. That the proposed Lot Line Adjustment is exempt from the CEQA Guidelines because it falls within the “common sense” exemption pursuant to CEQA Guidelines Section 15061(b)(3), which indicates that CEQA only applies to projects that have a “significant effect on the environment” as defined in Public Resources Code, Section 21068, and in CEQA Guidelines, Section 15382, as being a substantial, or potentially substantial, adverse change in the environment. The Guidelines state that where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to the California Environmental Quality Act. The Lot Line Adjustment does not change the allowed use, density, or zoning of the parcels, which is Resource Management-Coastal Zone with a Coastal Development District overlay. The adjustment is consistent with County General Plan and Local Coastal Program policies; therefore, the project will not have a significant effect on the environment and qualifies for the exemption.

For the Coastal Development Permit

2. That the project, as described in the application and accompanying materials required by Section 6328.7, and as conditioned in accordance with Section 6328.14, conforms to the plans, policies, requirements, and standards of the San Mateo County LCP, specifically with regard to the Locating and Planning New Development Component of the Local Coastal Program. The project will not impact any coastal resources and no vegetation is proposed for removal. No prime soils will be converted, and no new construction is proposed. The parcels are not in a scenic corridor and no scenic resources will be impacted.

1. That the project is not subject to the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code) because the project is not located between the nearest public road and the sea, or the shoreline of Pescadero Marsh.
2. That the project conforms to specific findings required by policies of the San Mateo County Local Coastal Program specifically related to the Locating and Planning New Development Component as discussed in Section A2 of the staff report dated August 7, 2025.

For the Lot Line Adjustment

3. That the proposed Lot Line Adjustment is in full conformance with the Subdivision Map Act Section 66412(d) and Section 7124 of the San Mateo County Subdivision Regulations for Lot Line Adjustments and meets the review criteria set forth in Section 7126.1. The Lot Line Adjustment is consistent with and is in conformance with Section 66412(d) of the Subdivision Map Act, as the Lot Line Adjustment is between four or fewer existing adjoining parcels. The land taken from one parcel is being added to an adjoining parcel and a greater number of parcels is not being created. The post adjusted parcel area is not located near any existing development and would not exacerbate or create a non-conforming situation. The sites are not located in a scenic corridor and Native Sons Road is adequate to provide emergency vehicle access.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies to the Lot Line Adjustment described in this report and illustrated on the plans approved by the Zoning Hearing Officer on August 7, 2025. Minor modifications to the project may be approved by the Director of Planning and Building if they are consistent with the intent of, and in substantial compliance with, this approval.
2. The Lot Line Adjustment approval is valid for two years, during which time the applicant shall satisfy the subject conditions of approval and the Lot Line Adjustment shall be recorded. The approval may be extended one year with submittal of an application for permit extension and payment of applicable extension fees 60 days prior to the expiration date.
3. Upon recordation of the Lot Line Adjustment, the applicant shall record the appropriate grant deed transferring the applicable parcel area per the recorded Lot Line Adjustment.

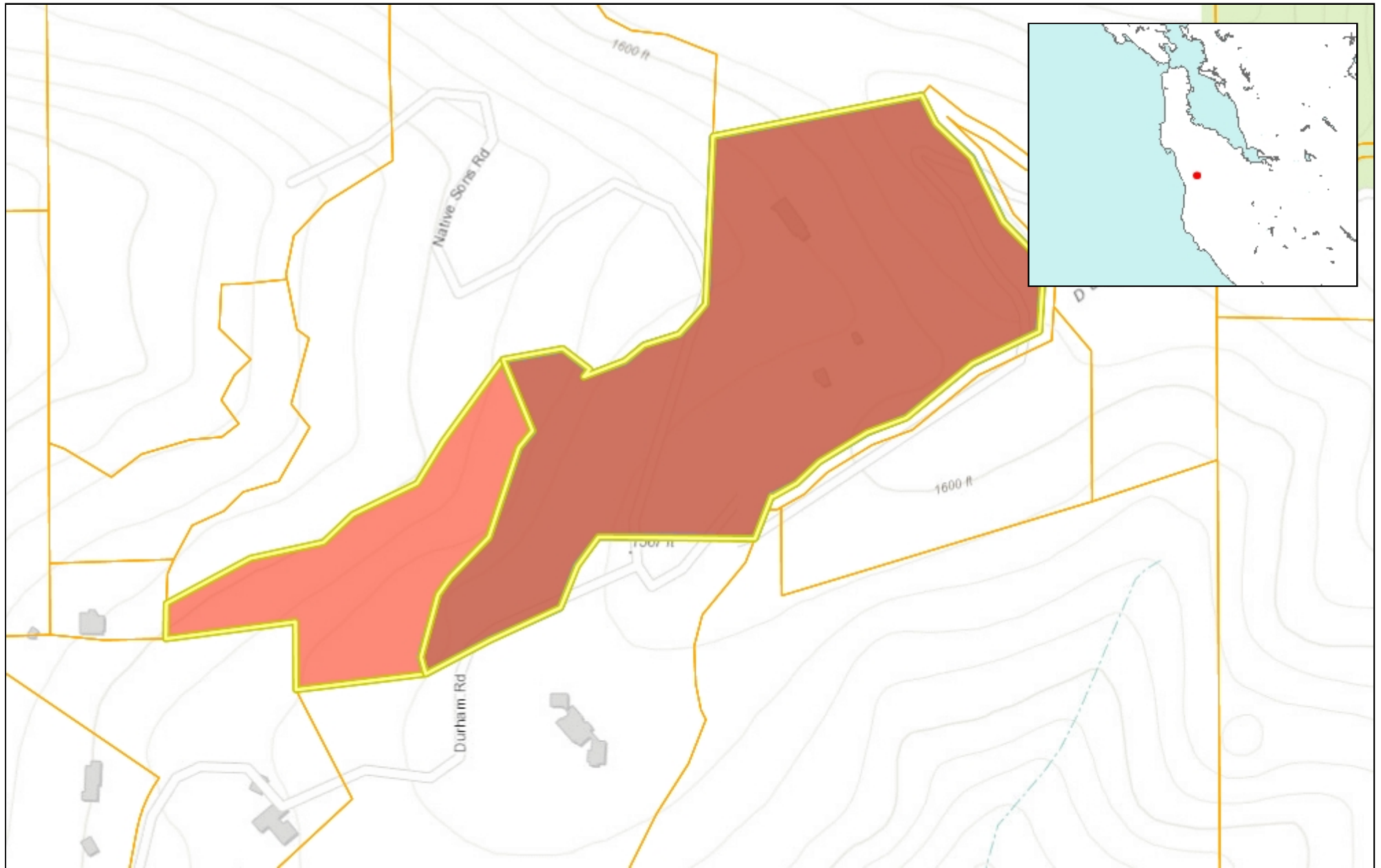
4. Prior to recordation of the Lot Line Adjustment, the applicant shall submit a Record of Survey map and numerical closure sheets for all parcels, in addition to the written legal descriptions of the entire new configuration of all parcels involved in the Lot Line Adjustment. The legal descriptions and closure calculations reflecting the approved Lot Line Adjustment shall be submitted to the Current Planning Section for review and approval by the County Surveyor through the Department of Public Works prior to being filed for record with the County Recorder. Additional fees may be required by the County Surveyor for this review.
5. A copy of the unrecorded grant deed containing the description of only the parcel area(s) to be exchanged shall be submitted to the Current Planning Section for review and approval, prior recordation of the Lot Line Adjustment.
6. This approval does not authorize the removal of any trees. Any tree removal shall require the issuance of a separate tree removal permit.
7. The applicant is responsible for paying all applicable recording fees associated with the recordation of the Lot Line Adjustment.
8. This permit does not authorize any future development on either of the adjusted parcels. Any future development on the project parcels is subject to separate review and approval by the County including, but not limited to, compliance with all zoning, general plan policies, local coastal program policies, and building regulations in place at the time of proposed development.

Department of Public Works

9. The applicant shall submit to the Department of Public Works, for review, documentation of ingress/egress easements to demonstrate that access for the Lot Line Adjustment has been adjusted as needed for the applicant's use and the use of others.

Environmental Health Services

10. Any planned future development will require an approved onsite wastewater treatment system (OWTS) design by a registered professional after completing a valid percolation test and proposed use of a well will require certification (after completing a pump test and meeting minimum drinking water standards, i.e. Title 22) with permits through Environmental Health after receiving a Coastal Development Permit (CDP) from the Planning Division. Registered professionals (listed under consultants) and well contractors can be found on the web at <https://www.smchealth.org/landuse>.



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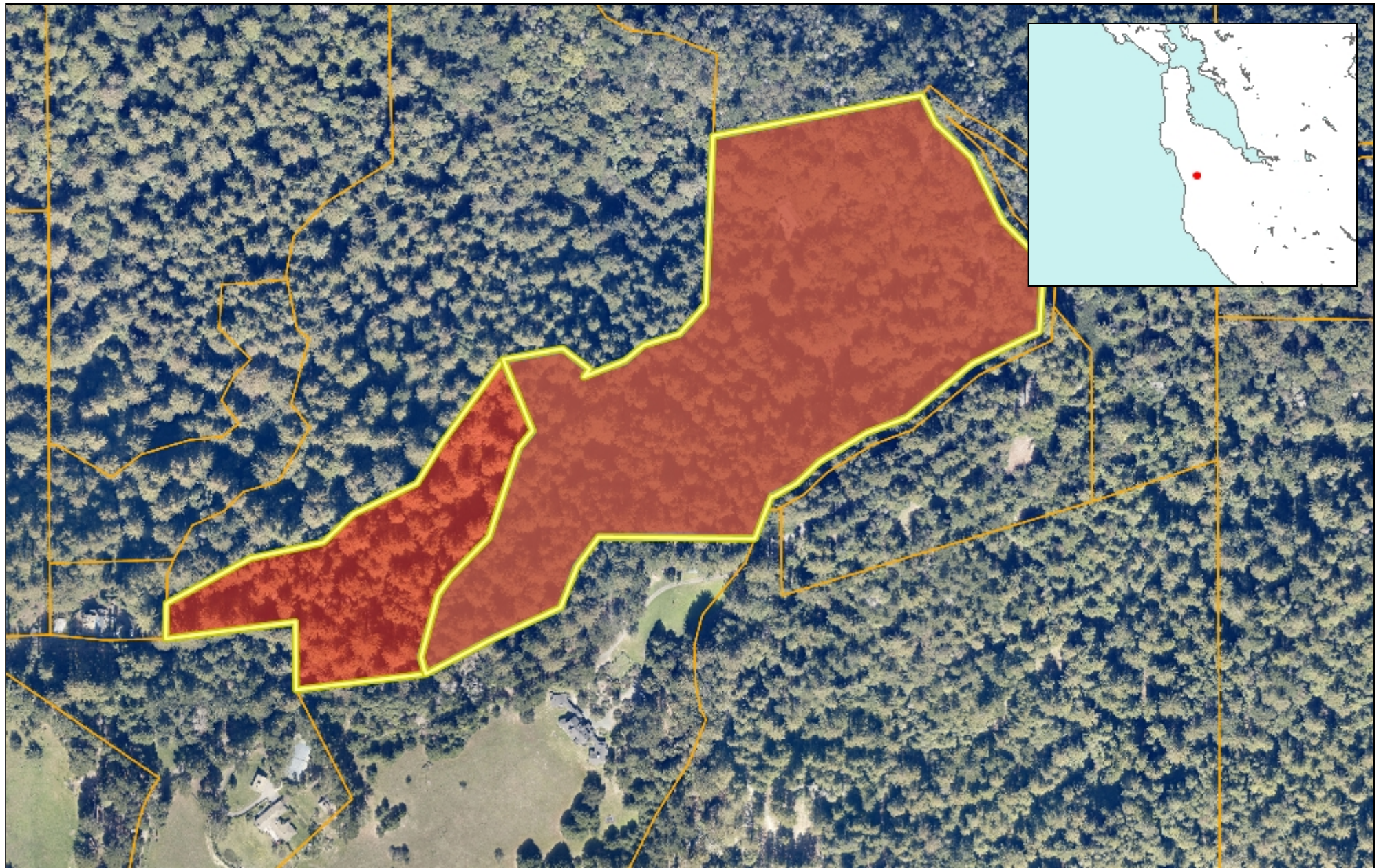
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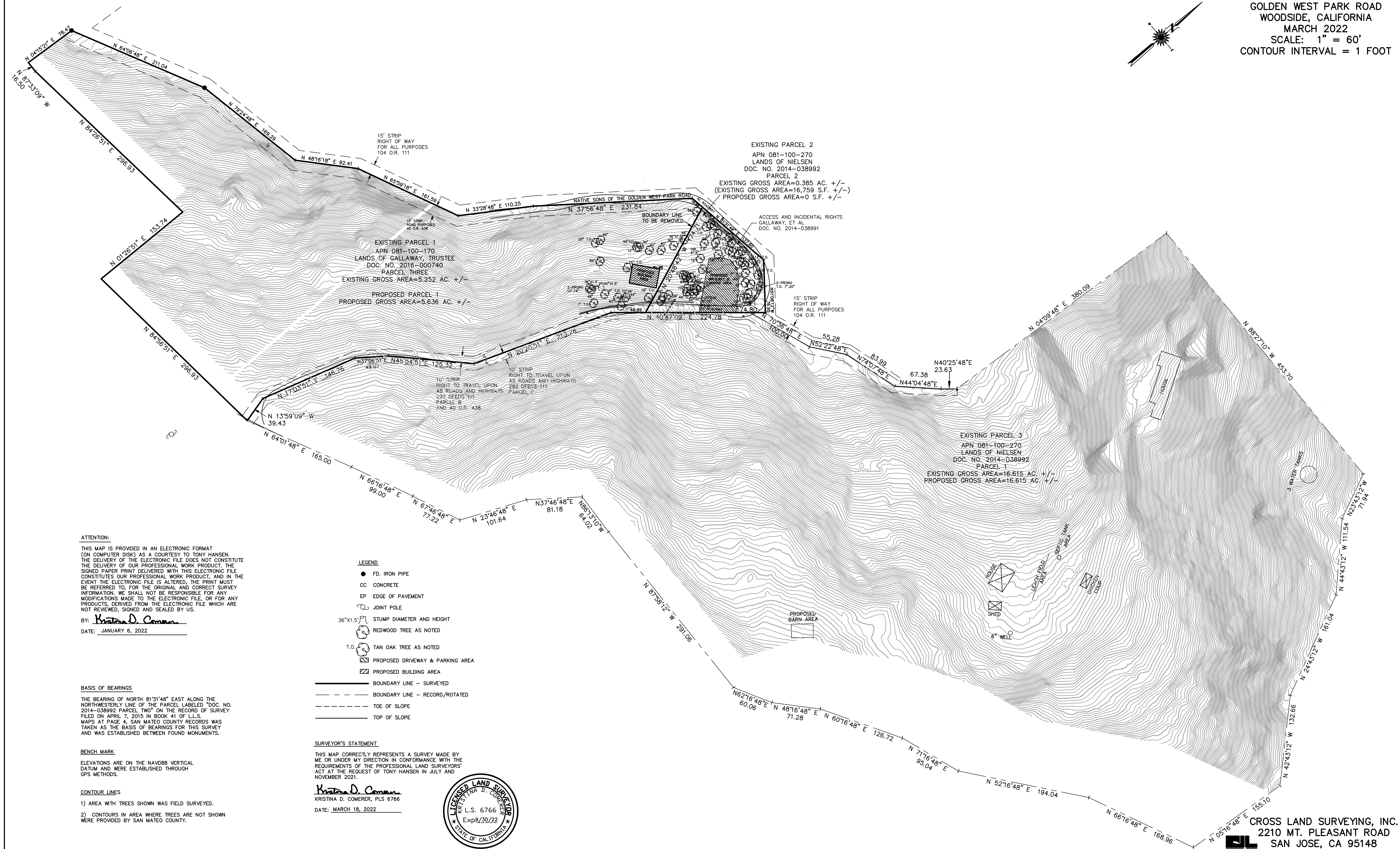
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PROJECT NO. 21-129