

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

**DATE:** November 6, 2025

**TO:** Zoning Hearing Officer

**FROM:** Planning Staff

**SUBJECT:** Consideration of a Coastal Development Permit and a Lot Line Adjustment pursuant to Section 6328.4 of the County Zoning Regulations and Chapter 10 of the County Subdivision Regulations, respectively, to transfer 2,500 sq. ft. from 123 7<sup>th</sup> Street (APN's 036-057-230 and 036-057-070) to 155 7<sup>th</sup> Street (APN 036-057-220) in the unincorporated Montara area of San Mateo County. This project is appealable to the California Coastal Commission.

County File Number: PLN2025-00148 (Micallef)

**PROPOSAL**

The applicant is seeking a Lot Line Adjustment and Coastal Development Permit to adjust the property lines for two parcels: APN 036-057-230 and 036-057-070 (123 7<sup>th</sup> Street), a developed lot recently merged under PLN2025-00033 (a new APN has not yet been assigned to the merged parcel), with a total lot area of approximately 11,000 sq. ft., and APN 036-057-220 (155 7<sup>th</sup> Street), a developed lot with an existing area of approximately 9,456 square feet. The reconfiguration of the parcels for the purposes of a Lot Line Adjustment will include the transfer of 2,500 sq. ft. from 123 7<sup>th</sup> Street to 155 7<sup>th</sup> Street. The final parcel sizes will be approximately 8,500 sq. ft. for 123 7<sup>th</sup> Street, and approximately 11,956 sq. ft. for 155 7<sup>th</sup> Street. Refer to Table 1 below for summary of transfer. No development of the parcels or tree removal is proposed.

TABLE 1			
<b>Parcel 1: 123 7<sup>th</sup> St. (APN 036-057-230 &amp; 036-057-070)</b>			
	Existing	Proposed	Area Transferred
Lot Size (sq. ft.)	11,000	8,500	-2,500
<b>Parcel 2: 155 7<sup>th</sup> St. (APN 036-057-220)</b>			
	Existing	Proposed	Area Transferred
Lot Size (sq. ft.)	9,456	11,956	+2,500

## **RECOMMENDATION**

Staff recommends that the Zoning Hearing Officer approve the Coastal Development Permit and Lot Line Adjustment, County File Number PLN2025-00148, based on the required findings and subject to the conditions of approval listed in Attachment A.

## **BACKGROUND**

Report Prepared By: Robby Miller, Project Planner, [miller@smcgov.org](mailto:miller@smcgov.org)

Applicant: Savior Micallef

Owners: Zimmermann Stephan Tr (155 7<sup>th</sup> St.); Montalbano James Tr (123 7<sup>th</sup> St.)

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 of general public circulation (San Mateo County Times).

Location: 123 7<sup>th</sup> Street (Parcel 1) and 155 7<sup>th</sup> Street (Parcel 2), Montara

APN(s): 036-057-230 and 036-057-070 (Parcel 1), 036-057-220 (Parcel 2)

Existing Parcel Size:

Parcel 1 – 11,000 sq. ft

Parcel 2 – 9,456 sq. ft

Proposed Parcel Size:

Parcel 1 – 8,500 sq. ft

Parcel 2 – 11,956 sq. ft

Existing Zoning: R-1/S-17/DR/CD (Single-Family Residential District/Residential Density District 17/Design Review District/Coastal Development District)

General Plan Designation: Medium-Density Residential

Local Coastal Plan Designation: Medium-Density Residential

Sphere-of-Influence: City of Half Moon Bay

Existing Land Use: Single Family Residential (Parcel 1), Single Family Residential (Parcel 2)

Water Supply: Montara Water and Sanitary District

Sewage Disposal: Montara Sanitary District

Flood Zone: Zone X-Area of Minimal Flood Hazard (Community Panel Number 06081C0117F, effective date August 2, 2017)

Environmental Evaluation: This project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15305 Class 5 (a) of the California Environmental Quality Act as a minor lot line adjustment not resulting in the creation of any new parcel(s).

Setting: Parcel 1 and Parcel 2 are currently developed with an existing single-family dwelling. The two subject parcels are located within an urbanized single-family residential neighborhood. Most adjacent parcels are developed with single-family residences.

Chronology:

<u>Date</u>	<u>Action</u>
May 30, 2025	- Application Submitted
September 15, 2025	- Project Deemed Complete
November 6, 2025	- Zoning Hearing Officer Meeting

## **DISCUSSION**

### A. KEY ISSUES

#### 1. Conformance with the General Plan

The project conforms with General Plan (GP) Policy 8.14 (*Appropriate Land Use Designations and Locational Criteria for Urban Unincorporated Areas*) which utilizes defined designations and densities to achieve stated land use objectives within unincorporated urban areas.

The two subject parcels have a GP land use designation of Medium Density Residential (6.1 – 8.7 dwelling units/net acre). Parcel 1 (8,500 sq. ft.) and Parcel 2 (11,956 sq. ft.) are zoned One-family Residential and exceed the minimum lot size requirement of 5,000 sq. ft. after the Lot Line Adjustment (LLA). The proposed LLA results in a proposed density of 5.1 dwelling units/net acre (Parcel 1), and 3.6 dwelling units/net acre (Parcel 2). While decreasing in size, Parcel 1 is still considered compliant as the resulting parcel size exceeds the minimum. The requested LLA would not result in the creation of any new parcels or any zoning nonconformities.

2. Conformance with the Local Coastal Program (LCP)

The project conforms with the following LCP Policy/Policies:

Policy 1.5 (*Land Uses and Development Densities in Urban Areas*) which incorporates the adopted Montara-Moss Beach-El Granada Community Plan into the Midcoast Land Use Plan and defines the land use densities for each land use designation. The two subject parcels are located in Montara and have a Midcoast LCP land use designation of Medium Density Residential (6.1 – 8.0 dwelling units/acre). As discussed in Section A.1, the parcels are compliant with the assigned density designation.

3. Conformance with Zoning Regulations

The parcels are zoned R-1/S-17/DR/CD (Single-Family Residential District/Residential Density District 17/Design Review District/Coastal Development District), and the LLA will not conflict with the R-1/S-17/DR/CD development standards. The resulting parcels are compliant with minimum parcel size and setback requirements. No development or tree removal is proposed, and no new parcels are being created.

4. Conformance with the 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 LCP, and County zoning and building regulations." The Lot Line Adjustment must also provide provisions for adequate emergency access, water supply, sewage disposal, and avoid or minimize impacts upon buildability, scenic corridors, wetlands, and coastal resources.

As discussed in Sections A1 and A2 above, the LLA conforms with the County General Plan and Local Coastal Program. The LLA will not result in the creation of new parcels or zoning nonconformities. The transfer of 2,500 sq. ft. from Parcel 1 to Parcel 2, has minimal impact on the buildability of the Parcels since they are already developed with single family homes and both meet the minimum lot size requirement. The LLA impacts the size of the lots only and will not impact the right of way or existing access for routine and emergency purposes. In case of future development, the area is within the Montara Water and Sanitary District service area and capacity is potentially available. The project is within a County Scenic corridor and is within a mapped area of special biological significance, however, this LLA does not propose any development, and this approval would not authorize any

construction. The parcels do not contain any mapped wetlands or prime soils.

B. ENVIRONMENTAL REVIEW

This project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15305 Class 5 (a) of the California Environmental Quality Act as a minor lot line adjustment not resulting in any changes in land use or density, having an average slope of less than 20 %, and not resulting in the creation of any new parcels.

C. REVIEWING AGENCIES

California Coastal Commission  
Coastside Fire Protection District  
Department of Public Works-Roads  
Department of Public Works-County Surveyor  
Midcoast Community Council

ATTACHMENTS

- A. Recommend Findings and Conditions of Approval
- B. Location Map
- C. Proposed Lot Line Adjustment Map

County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2025-00148      Hearing Date: November 6, 2025

Prepared By: Robby Miller, Planner II      For Adoption By: Zoning Hearing Officer  
Project Planner

**RECOMMENDED FINDINGS**

For the Environmental Review, Find:

1. That the project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15305 Class 5 (a) of the California Environmental Quality Act as a minor lot line adjustment not resulting in the creation of any new parcels.

For the Coastal Development Permit, Find:

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 with the plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP), specifically with regard to 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.
3. That the project is located between the nearest public road and the sea, or the shoreline of Pescadero Marsh, and therefore is subject to conformity with 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). The Lot Line Adjustment transfers existing private residential land that does not impact public access or recreation. There is no construction proposed as part of this project.
4. That the project conforms to specific findings required by policies of the San Mateo County LCP specifically related to the Locating and Planning New Development Component as discussed in Section A2 of the staff report dated November 6, 2025.

For the Lot Line Adjustment, Find:

5. The processing of the LLA is in full conformance with 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 LLA is consistent with and is in conformance with Section 66412(d) of the Subdivision Map Act, as the LLA is between four or fewer existing adjoining parcels. The land taken from one parcel will be added to an adjoining parcel and no additional parcels will be created. No zoning non-conformities, relative to post-adjusted lot size or zoning district regulations for existing development on either parcel, will be created or exacerbated. There is no impact to the scenic corridor and 7<sup>th</sup> Street will continue to provide adequate emergency vehicle access.

**RECOMMENDED CONDITIONS OF APPROVAL**

Current Planning Section

1. This approval applies only to the proposal as described in the plans, supporting materials, and reports approved by the Zoning Hearing Officer on November 6, 2025. Minor revisions or modifications to the project may be made subject to the review and approval of the Director of Planning and Building, if they are consistent with the intent of, and in substantial conformance, with this approval.
2. The LLA approval is valid for two years, during which time the applicant shall satisfy the subject conditions of approval and the LLA shall be recorded with the County Recorder. 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. The applicant shall coordinate with the project planner for the recordation of the reconfigured parcel descriptions. Once recorded, the applicant shall then immediately record the appropriate “grant deed” transferring the applicable parcel area per the previously recorded legal descriptions.
4. The applicant is responsible for paying all applicable recording fees associated with the recordation of the Lot Line Adjustment.
5. A “parcel tag” shall be placed on the subject parcels indicating conditional approval of this LLA and Coastal Development Permit, pending recordation of the legalized and reconfigured parcel descriptions followed by immediate recordation of the grant deeds. The staff approved parcel descriptions and grant deeds shall be recorded prior to the issuance of any other permits related to any development on this property.
6. This approval does not authorize the removal of any trees. Any tree removal or tree trimming will require a separate tree removal/trimming permit.

7. 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

8. The applicant shall submit a LLA Plan and calculations to the Department of Public Works County Surveyor for review. The final documents will be recorded only after all Inter Department conditions have been met.



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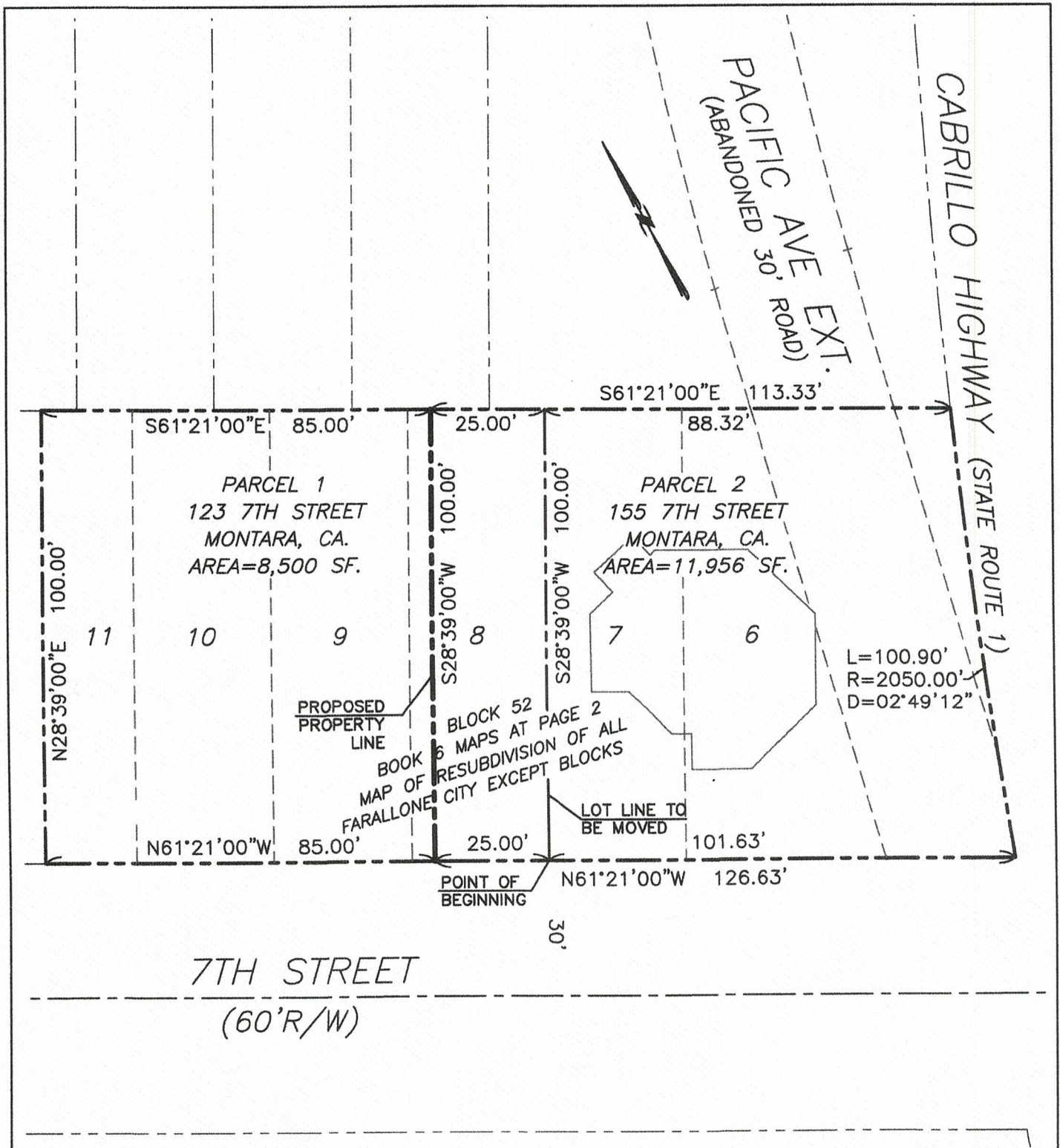
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**THIS MAP IS NOT TO BE USED FOR NAVIGATION**



7TH STREET  
(60'R/W)



PLAT TO ACCOMPANY LEGAL DESCRIPTION  
FOR LOT LINE ADJUSTMENT

DRAWN BY;  
SPM

DATE;  
07/25/25

SCALE  
1"=30'

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