

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

DATE: April 2, 2026

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Coastal Development Permit (CDP) and a Lot Line Adjustment (LLA), pursuant to Section 6328.4 of the County Zoning Regulations and Section 7124 of the County Subdivision Regulations, respectively, to transfer 1,500 sq. ft. from Assessor's Parcel Number (APN) 047-182-620 to 314 El Granada Boulevard (APN 047-182-630) in the unincorporated El Granada area of San Mateo County. The CDP is appealable to the California Coastal Commission.

County File Number: PLN2025-00031 (Day)

PROPOSAL

The applicant is seeking a Coastal Development Permit (CDP) and Lot Line Adjustment (LLA) to adjust the property boundary between two parcels in the unincorporated El Granada area of San Mateo County. The LLA would result in the transfer of 1,500 sq. ft. of land from Parcel A (undeveloped El Granada Boulevard parcel, APN 047-182-620, Lot 24 and 25) to Parcel B (314 El Granada Boulevard, APN 047-182-630).

TABLE 1			
Parcel A: El Granada Boulevard (APN 047-182-620)			
	Existing	Proposed	Area Transferred
Lot Size (sq. ft.)	10,000	8,500	-1,500
Parcel B: 314 El Granada Boulevard (APN 047-182-630)			
	Existing	Proposed	Area Transferred
Lot Size (sq. ft.)	5,000	6,500	+1,500

Per Subdivision Regulations Section 7134.1.c, parcels that are proposed for subdivision or lot line adjustment are not subject to obtaining a Certificate of Compliance. The lot line adjustment requires the issuance of a CDP based on the California Coastal Commission's determination that the lot line adjustment meets the definition of development per the Local Coastal Program.

RECOMMENDATION

That the Zoning Hearing Officer approve the CDP and LLA, County File Number PLN 2025-00031, by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Olivia Boo, Project Planner, oboo@smcgov.org

Applicant: Michael Day

Owner: Michael Day and Constance Malach

Public Notification: Ten-day advanced notification for the hearing was mailed to property owners within 100 feet of the project parcel and a notice for the hearing posted in a newspaper of general public circulation (San Mateo County Times) on March 21, 2026.

Location: 314 El Granada Boulevard, El Granada

APNs: 047-182-620 (Parcel A), 047-182-630 (Parcel B)

Existing Parcel Sizes:

Parcel A – 10,000 sq. ft.

Parcel B – 5,000 sq. ft.

Proposed Parcel Sizes

Parcel A – 8,500 sq. ft.

Parcel B – 6,500 sq. ft.

Existing Zoning: R-1/S-17/DR/CD (One-family Residential/5,000 sq. ft. lot minimum/Design Review/Coastal Development)

General Plan/Local Coastal Plan Designations: Medium Density Residential

Sphere-of-Influence: City of Half Moon Bay

Williamson Act: Not a Williamson parcel.

Existing Land Use: Undeveloped lot (Parcel A), Single-family residence (Parcel B)

Water Supply: Coastside County Water District (CCWD). The CCWD confirmed the undeveloped parcel does not have a water connection available. Therefore, future development of the undeveloped parcel would require the owner to secure a non-priority water connection or find an alternative acceptable water source.

Sewage Disposal: Granada Community Services District (GCSD).

Flood Zone: Zone X (Area of Minimal Flood Hazard), Community Panel Number 06081C0140E, effective date October 16, 2012.

Environmental Evaluation: This project is exempt from the California Environmental Quality Act (CEQA), pursuant to the common sense exemption Section 15061(b)(3) as there is no possibility that the project activity in question may have a significant effect on the environment.

Setting: Parcel A is currently undeveloped, and Parcel B is developed with a single-family residence. The two subject parcels are located within an urbanized single-family residential neighborhood. Many adjacent parcels are developed with single-family residences.

Chronology:

<u>Date</u>	<u>Action</u>
February 12, 2025	- Application submitted.
November 25, 2025	- Project deemed complete.
April 2, 2026	- Zoning Hearing Officer hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

The proposal 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). Both Parcel A (8,500 sq. ft.) and Parcel B (6,500 sq. ft.) are zoned One-family Residential and will continue to meet the minimum lot size requirement of 5,000 sq. ft. after the Lot Line Adjustment. The proposed LLA results in a proposed density of 5.12 dwelling units/net acre for Parcel A and a density of 6.7 dwelling units/net acre for Parcel B. 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 proposal conforms with the following applicable Local Coastal Program (LCP) Policies:

Locating and Planning New Development

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 El Granada 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. The LLA does not create new parcels, and the resulting parcels are compliant with the minimum parcel size defined by the underlying zoning district.

3. Conformance with the Subdivision Regulations

Pursuant to Section 7124 of the County's Subdivision Regulations, all lot line adjustments are subject to approval by the County and shall be consistent with Section 66412(d) of the Map Act. Section 7125 of the County's Subdivision Regulations provides the application submittal requirements and required form and content for LLA applications and includes the requirement for evidence that the lots involved in the LLA have been legally created. Per Planning staff's review of the subject parcels under County File Number, PLN2023-00032, staff confirmed pursuant to Subdivision Regulations Section 7134.1.c (Proposed Subdivisions and Proposed Lot Line Adjustments) that where a parcel is part of a currently proposed subdivision or lot line adjustment, the subject parcel shall not be subject to obtaining a Certificate of Compliance (COC).

This LLA is consistent and in conformity with Subdivision Map Act Section 66412(d) 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 than originally existed is not being created.

Section 7126.1 of the County's Subdivision Regulations provides the criteria for review of Lot Line Adjustments. The specific criteria are discussed below:

- a. **Conformity with applicable General Plan, specific plan, LCP, and Zoning and Building Regulations, although existing legal non-conforming situations may continue provided they are not aggravated by the lot line adjustment.**

As discussed in Sections A.1 and A.2, the resulting parcels conform with the GP land use and Midcoast LCP land use designations. The resulting parcels are also compliant with the minimum parcel size of 5,000 sq. ft. as required by the underlying zoning district. The requested LLA would not result in the creation of any new parcels or any zoning nonconformities.

- b. **Suitability of building sites created by the lot line adjustment.**

While no physical development is proposed as part of the project, the reconfigured parcels are of adequate size and configuration to provide suitable building sites. Any future development would be required to comply with all applicable County land use regulations and policies at the time of development. The LLA will provide a greater left side yard for the existing single-family residence on Parcel B.

- c. **Provision for adequate routine and emergency access.**

All affected parcels have adequate existing access for routine and emergency purposes via the improved fronting right-of-way (El Granada Boulevard).

- d. **Provision for adequate water supply and sewage disposal.**

The area is within GCSD's service areas and capacity is potentially available to serve future development. The Coastside County Water District confirmed the undeveloped parcel would require water service by an alternative water source such as a domestic well.

- e. **Avoiding or minimizing impacts upon scenic corridors, wetlands, coastal resources, or authorized coastal development.**

The project is not located within a scenic corridor or within an area that would result in adverse impact on wetlands, coastal resources, or authorized coastal development.

B. ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act (CEQA), pursuant to the common sense exemption Section 15061(b)(3) as there is no possibility that the project activity in question may have a significant effect on the environment.

C. MIDCOAST COMMUNITY COUNCIL

The project was referred to the Midcoast Community Council (MCC) on March 10, 2025. The Council had no comment on the proposed lot line adjustment and acknowledged no new construction is proposed with this project.

D. CALIFORNIA COASTAL COMMISSION

The project was referred to the California Coastal Commission (CCC) on March 2, 2026. The Commission had no comment on the proposed lot line adjustment.

E. REVIEWING AGENCIES

Coastside Fire Protection District
Department of Public Works
California Coastal Commission
Midcoast Community Council
Granada Community Services District
Coastside County Water District

ATTACHMENTS

- A. Recommend Findings and Conditions of Approval
- B. Location Map
- C. Assessor's Parcel Map
- D. Proposed Lot Line Adjustment Map

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2025-00031

Hearing Date: April 2, 2026

Prepared By: Olivia Boo, Project Planner

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. This project is exempt from the California Environmental Quality Act (CEQA), pursuant to the common sense exemption Section 15061(b)(3) as there is no possibility that the project activity in question may have a significant effect on the environment.

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 the Locating and Planning New Development Component of the Local Coastal Program. The project complies with the LCP land use designation density limitation and will not impact any coastal resources, as no new construction is proposed with this project.
3. That the project is not located between the nearest public road and the sea, or the shoreline of Pescadero Marsh, and therefore is not 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).
4. That the project conforms to specific findings required by policies of the San Mateo County LCP with regard to the Locating and Planning New Development Component as the LLA conforms with the Midcoast LCP land use designation of Medium Density Residential and the requirement for a Coastal Development Permit is being complied with as part of the subject Lot Line Adjustment.

For the Lot Line Adjustment, Find:

5. That the project, as described in the application and accompanying materials, complies with all applicable criteria for review of lot line adjustments, pursuant to Section 7126 of the County Subdivision Regulations. Specifically, the project complies with the applicable General Plan, LCP, and Zoning Regulations, as discussed within the staff report dated April 2, 2026. No development for any of the affected parcels is proposed at this time. Should future development be proposed, any proposal will be required to comply with all General Plan, Local Coastal Program, and Zoning Regulations at that time.

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 April 2, 2026. 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, the recordation of the legalized and 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. A “parcel tag” shall be placed on the subject parcels indicating conditional approval of this LLA and CDP 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 for development on the properties, or that may rely on this Lot Line Adjustment.
5. The applicant is hereby informed that any future development on these parcels would be subject to compliance with the zoning regulations, all applicable policies of the County’s LCP and conformance with the California Environmental Quality Act guidelines for environmental review, at that time.

6. The applicant is advised that prior to the recordation of the LLA, the owner/applicant shall provide the County's Planning and Building Department with a check for the recording fee costs, generally between \$50.00 and \$100.00.

Coastside Fire Protection District

7. CFC 2022 Section 503.1.1 [Amended] - Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exceptions: The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:

- a. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.
 - b. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.
 - c. There are not more than two Group R-3 or Group U occupancies.
 - d. Where approved by the fire code official, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities and unmanned cellular sites.
8. CFC 2022 Section 506.1.3 [Added] - When required by the Coastside Fire Protection District, a Knox Box of the size and type designated shall be mounted on the building near the main entrance and shall be located a minimum of 60 inches and not higher than 72 inches above the finished floor, in a location approved by the fire code official. Additional Knox Boxes may be required at rear entrances to buildings. Knox padlocks or Knox Gate Switches may be required at any access as specified by the fire code official.
 9. CFC 2022 Section 304.1.2 - Weeds, grass, vines or other growth that is capable of being ignited and endangering property shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirements in wildland-urban interface areas shall be in accordance with Chapter 49.

10. CFC 2022 Section 4907.1 - Hazardous vegetation and fuels shall be managed to reduce the severity of potential exterior wildfire exposure to buildings and to reduce the risk of fire spreading to buildings as required by applicable laws and regulations.
 - a. Defensible space shall be managed around all buildings and structures in State Responsibility Areas (SRA) as required in Public Resources Code 4291.
11. CFC 2022 Section 4907.2 - Buildings and structures located in the following areas shall maintain the required hazardous vegetation and fuel management:
 - a. All unincorporated lands designated by the State Board of Forestry and Fire Protection as a State Responsibility Area (SRA).
 - b. Land designated as a Very High Fire Hazard Severity Zone by the Director.
 - c. Land designated in ordinance by local agencies as a Very High Fire Hazard Severity Zone pursuant to Government Code Section 51179.
12. All fire conditions and requirements must be incorporated into any building plans. It is the applicant's responsibility to notify their contractor, architect, and engineer of these requirements.
13. Coastside Fire Protection District review of this entitlement shall not be construed as encompassing the structural integrity of any facility, nor abrogating more restrictive requirements by other agencies having responsibility. Final acceptance is subject to field inspection and necessary tests. NOTE: An additional re-inspection fee may be charged for missed appointments, failure to comply or not being ready. For additional information or to schedule an inspection you may contact the Coastside Fire Protection District Fire Marshal's Office at CFPDfiremarshal@fire.ca.gov.

Coastside County Water District (CCWD)

14. Any future development on either parcel shall comply with CCWD regulations for water service requirements.

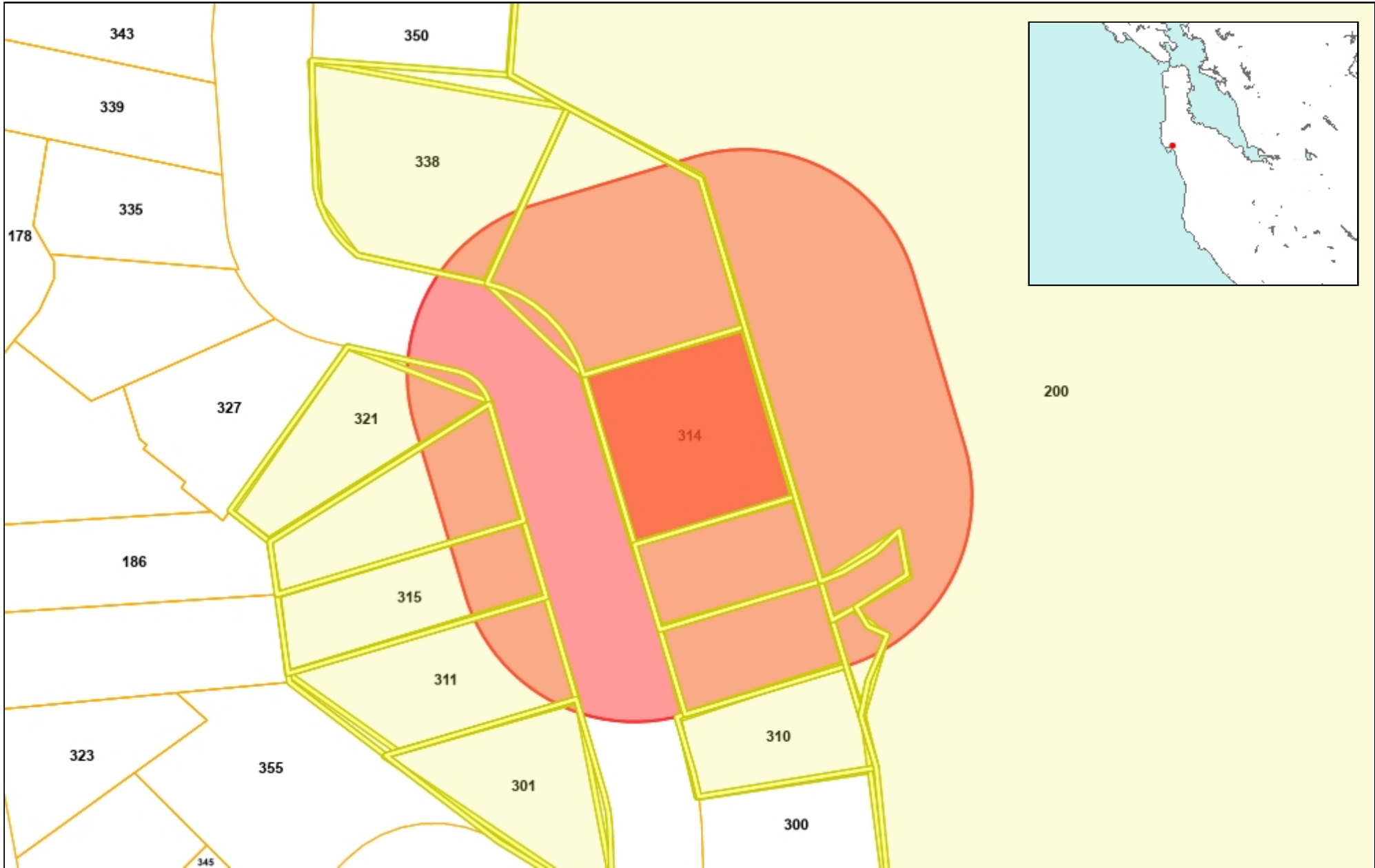
Granada Community Serviced District (GCSD)

15. Any future development on either parcel shall comply with GCSD regulations for sewage requirements.




COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



0.04 0 0.02 0.04 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:1,128 

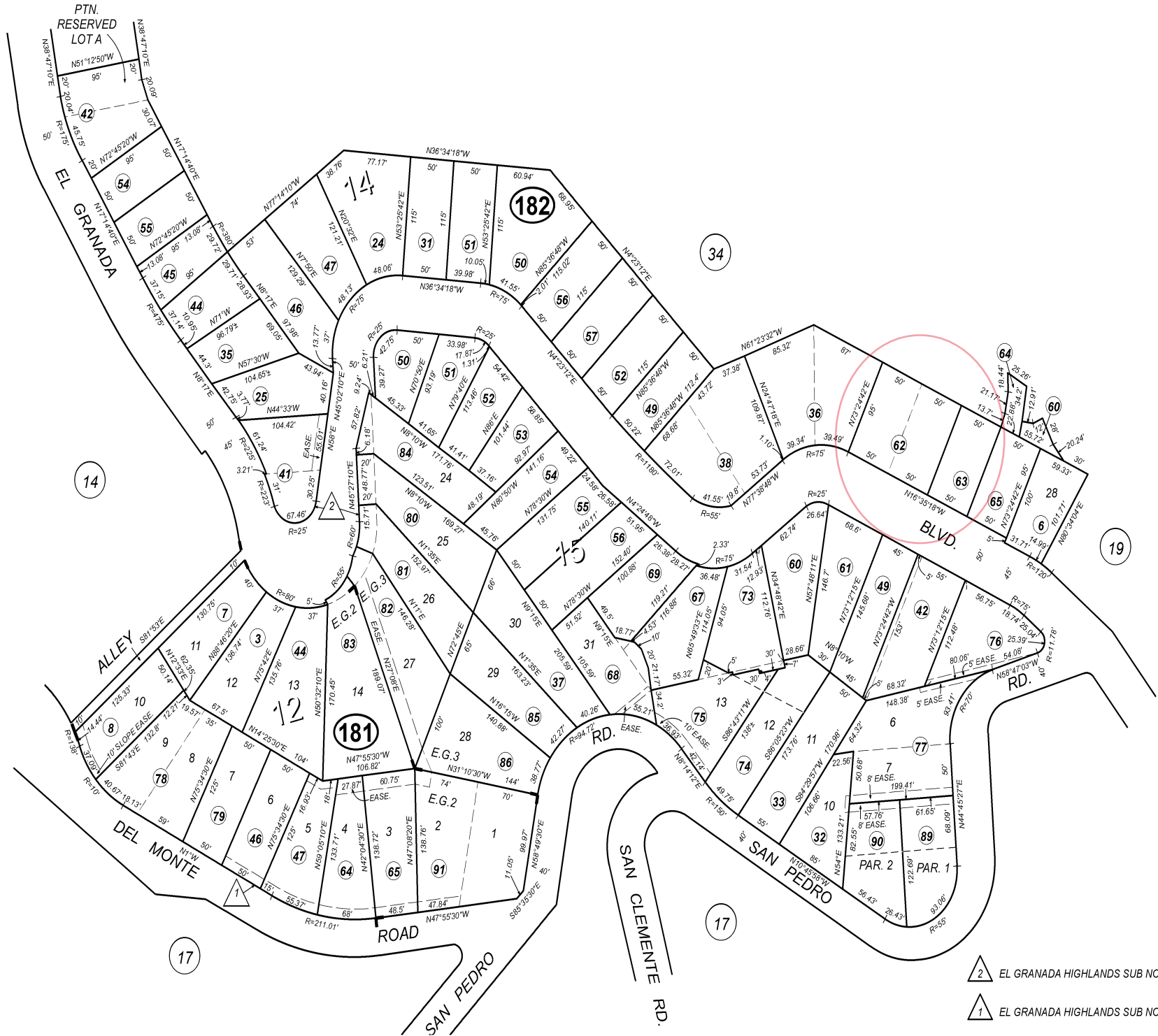
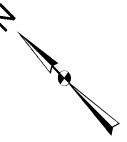
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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

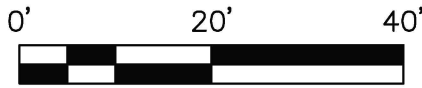


-  EL GRANADA HIGHLANDS SUB NO. 3 RSM 17/27-28
-  EL GRANADA HIGHLANDS SUB NO. 2 RSM 15/26-28



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D



LOT 23

N 73°24'42" E 100.00'

5' PUBLIC STREET EASEMENT
PER 4886 O.R. 128

EL GRANADA BLVD.
[WIDTH VARIES]

LOT 24

ADJUSTED PARCEL A
8,500 SQ. FT. ± GROSS
8,075 SQ. FT. ± NET
APN 047-182-620
[VACANT EL GRANADA BLVD.]

OLD LOT LINE

LOT 25

EXCHANGE PARCEL
1,500 SQ. FT. ± GROSS
1,425 SQ. FT. ± NET

NEW LOT LINE

N 73°24'42" E 100.00'

POINT OF BEGINNING

N 16°35'18" W

15.00'

15.00'

S 16°35'18" E

Existing property line
shifts north, toward Lot
25 (apn 047-182-620)

S 73°24'42" W 100.00'

LOT LINE BEING ADJUSTED

LOT 26

ADJUSTED PARCEL B
6,500 SQ. FT. ± GROSS
6,175 SQ. FT. ± NET
APN 047-182-630
[314 EL GRANADA BLVD.]

17 MAPS 27-28
BLOCK 14

65.00'

65.00'

S 73°24'42" W 100.00'

LOT 27



DATE: MAY 07, 2025

EXHIBIT "A" - PLAT ACCOMPANYING LEGAL DESCRIPTION



LOT LINE ADJUSTMENT
BETWEEN 314 & VACANT PARCEL
EL GRANADA, SAN MATEO COUNTY

SCALE PAGE
1"=20' 1 OF 1
JOB 24-159