

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

DATE: October 1, 2026

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Coastal Development Permit, pursuant to Chapter 8.252.050 of the County Ordinance Code (*Zoning Regulations*), and a Certificate of Compliance (Type B), pursuant to Chapter 9.224.020 of the County Ordinance Code (*Subdivision Regulations*), to legalize three vacant lots of record as a single conforming lot, located on Dolphine Avenue in the unincorporated El Granada area of San Mateo County. This project is appealable to the California Coastal Commission.

County File Number: PLN2026-00124 (Brown)

PROPOSAL

The applicant is seeking a Coastal Development Permit (CDP) and Certificate of Compliance (Type B) to legalize three lots of record to create a single 16,956 sq ft. parcel along an undeveloped portion of Dolphine Avenue in the El Granada area.

RECOMMENDATION

That the Zoning Hearing Officer approve the Coastal Development Permit and Certificate of Compliance (Type B), County File Number PLN2024-00160, by making the required findings and adopting the conditions of approval identified in Attachment A.

BACKGROUND

Report Prepared By: Jonathan Bruns, Project Planner

Applicant: Alessandra Brown

Owner: Herbert Anthony Candas

Location: Three undeveloped parcels along Dolphine Avenue, El Granada

APNs: 047-163-570 (Lot 12), 047-163-580 (Lot 13), and 047-163-590 (Lot 11)

Size: Lot 12: 5,793 sq. ft., Lot 13: 5,276 sq ft., Lot 11: 5,887 sq. ft. Gross size after merging: 16,956 sq. ft.

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

General Plan Designation: Medium Density Residential

Local Coastal Plan Designation: Medium Density Residential

Sphere-of-Influence: Half-Moon Bay

Williamson Act: Not applicable

Existing Land Use: Vacant

Water Supply: Coastside County Water District

Sewage Disposal: Granada Sanitary District

Flood Zone: Flood Zone "X" (Area of Minimal Flood Hazard), FEMA Firm Panel 06081C0140E, Effective Date: 10/16/2012.

Environmental Evaluation: The project is categorically exempt under the provisions of Class 15, Section 15315, of the California Environmental Quality Act Guidelines (Minor Land Divisions).

Setting: The subject parcels are undeveloped interior parcels located within an urbanized single-family residential neighborhood. The parcels neighboring the subject parcel to the east, west, and north are developed with single-family residential developments.

DISCUSSION

A. KEY ISSUES

1. Compliance 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 project parcel has a GP land use designation of Medium Density Residential (6.1 – 8.7 dwelling units/net acre). The resulting 16,956 sq. ft. parcel is zoned One-Family Residential/S-17 Combining District-Midcoast and complies with the minimum 5,000 sq. ft. lot size requirement.

The proposed parcel legalization and combining will result in a density of 2.57 dwelling units per acre. While this density is below the minimum established for this neighborhood, it is compatible with the surrounding residential density consistent with Policies 8.14 (*Land Use Compatibility*) and 8.35 (*Uses*), respectively. Moreover, while the proposed action will result in a lower density than the General Plan allows, this will not impact the County's progress toward its Regional Housing Needs Allocation (RHNA) numbers. The subject parcels are currently undeveloped and were not identified as a "Potential Development Parcel" in the County's recently certified Housing Element.

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 subject parcel is located in El Granada and has a Midcoast LCP land use designation of Medium Density Residential (6.1 – 8.0 dwelling units/acre). The 16,956 sq ft. parcel results in a density of 2.57 dwelling units per acre and therefore conforms with the Midcoast land use designation as it does not exceed the maximum.

Policy 1.29 (*Legalizing Parcels*) requires a Coastal Development Permit when issuing a Certificate of Compliance (Type B) to legalize parcels under Section 66499.35(b) of the California Government Code (parcels that were illegally created without benefit of government review and approval).

The County's first subdivision ordinance requiring a subdivision permit for a parcel creation went into effect on July 20, 1945. Staff's review of the chain of titles for the properties shows that the Lots 12 and 13's first deed conveyance together without any other adjacent parcels was on March 27, 1961, without the benefit of a subdivision permit. Prior to this date, Lots 12 and 13 had always been conveyed with Lot 14. These two lots (12 and 13) were subsequently conveyed separately from each other, without any other

adjacent parcels, on June 15, 1976, without the benefit of a subdivision permit. The first deed conveyance of Lot 11, without any other adjacent parcels was on September 16, 1977, without the benefit of a subdivision permit.

Therefore, pursuant to California Government Code Section 66499.35(b) and LCP Policy 1.29, a Certificate of Compliance (Type B) and Coastal Development Permit, respectively, are being sought under the subject application.

Policy 1.30(e) (*Coastal Development Permit Standards of Review for Legalizing Parcels*) states that for undeveloped parcels created after Proposition 20 (effective January 1, 1973) or the Coastal Act of 1976, a coastal development permit must be issued to legalize the parcel. Such permit may be issued only if the land division is in conformance with the standard of the Coastal Development District Regulations.

The subject parcels are interior parcels surrounded on two sides by existing single-family residential development and a water department development along El Granada Boulevard. There is an undeveloped parcel to the north-east of the subject parcels along Dolphine Avenue, and further undeveloped parcels across the street. There are no mapped sensitive habitats on or in the vicinity of the parcel. Given that the parcels are proposed to be merged into a single property, future development of the parcel will serve as infill development and be subject to Design Review policies, it is unlikely to impact coastal resources including public views. Further, the property is within the Categorical Exclusion Area for single-family residential development. Based on Staff's review there is no evidence to suggest that legalizing the parcel's and merging them into a single parcel will have any substantial adverse impacts on coastal resources.

3. Conformance with the Subdivision Regulations

Pursuant to Chapter 9.224.020.2.(b)(2) of the County's subdivision Regulations, a parcel depicted as a lot on a subdivision map approved and recorded by the County prior to July 20, 1945 shall be issued a Certificate of Compliance (Type B) upon demonstrating that the current parcel boundaries match those depicted on the approved subdivision map and the parcel was first conveyed separately from adjoining lands on or after July 20, 1945. Furthermore, Chapter 9.224.020.4.(c) requires such Certificate of Compliance (Type B) to be subject to conditions of legalization, if necessary, and a Coastal Development Permit if within the Coastal Zone. Pursuant to Chapter 9.224.020.6.(b), conditions of approval may include any conditions which would have been applicable to the division of the property at the time the applicant acquired his or her interest in the property except that compliance with the conditions is not required until the time at which a

building permit or other grant of approval for development of the property is issued by the County and that the Director of Planning and Building may defer placing conditions which relate to future development of the property, such as access and utility improvements, to such time that specific development is proposed on the property.

All three subject parcels were initially part of the certain map entitled "El Granada Highlands Subdivision No.2, San Mateo County, California", filed in the office of the County Recorder of San Mateo County, State of California on March 1, 1927, in book 15 of Maps at pages 26 to 28 inclusive.

Lot 12 was first conveyed separately on June 15, 1976 in its same configuration as the original 1927 subdivision map and meets the criteria for issuance of a Certificate of Compliance (Type B).

Lot 13 was also first conveyed separately on June 15, 1976 in its same configuration as the original 1927 subdivision map and meets the criteria for issuance of a Certificate of Compliance (Type B).

Lot 11 was first conveyed separately on September 16, 1977 in the same configuration as the original 1927 subdivision map and meets the criteria for issuance of a Certificate of Compliance (Type B).

Furthermore, because all three subject parcels are located within the Coastal Zone, a single Coastal Development Permit is also being sought.

Regarding conditions of approval, Section 9.224.020.6(b) of the County Ordinance Code (*Subdivision Regulations*), states that the Director of Planning and Building may impose any conditions which would have been applicable to the division of the property at the time the applicant acquired their interest in the property. However, since road access to the subject parcel exists, and water, power, and sanitary sewer services are available, there are no improvement conditions applicable to the division of the property that have not been met.

The applicant has requested that the three subject parcels in this report be merged into a single parcel of record as a result of the Certificate of Compliance (Type B). Staff has determined that the merging of land as a result of this action does not change the boundary lines on the exterior face of the parcels where they are adjacent to other parcels that are not in common ownership. Additionally, Staff has determined that the boundary lines for the land within the subject parcels have not changed and the land is in the same configuration as their original subdivision. This Certificate of Compliance (Type B) is legalizing the exterior boundaries of the subject parcels, and through this legalization a single parcel of record can be created out of the three parcels identified in this report.

B. ENVIRONMENTAL REVIEW

The proposed parcel legalization is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15315, Class 15: Minor Land Divisions, which include the division of property (which a certificate of compliance establishing a parcel's legal status can be considered) in urbanized areas zoned for residential use into four or fewer parcels, when the division is in conformance with the General Plan and zoning (the parcel size exceeds the 5,000 sq ft. minimum), no variances are required, and all services and access to the parcel area available. The parcel is accessible from Dolphine Avenue. Water and sanitary services exist in the area to serve the parcel.

C. REVIEWING AGENCIES

California Coastal Commission
Coastside County Water District
Granada Sanitary District
Midcoast Community Council

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Assessor's Parcel Map
- C. Original Subdivision Map
- D. Site Survey

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2026-00124

Hearing Date: October 1, 2026

Prepared By: Jonathan Bruns, Project Planner For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. That the project is categorically exempt from the California Environmental Quality Act Guidelines pursuant to Section 15315, Class 15, related to minor land divisions (which a Certificate of Compliance (Type B) establishing a parcel's legal status can be considered) in an urbanized area zoned for residential use that is in conformance with the General Plan and zoning, no variances are required, all services and access to the parcel are available, and the parcel has an average slope of no more than 20 percent.

For the Coastal Development Permit, Find:

2. That the project, as described in the application and accompanying materials required by Chapter 8.252.080 and as condition in accordance with Chapter 8.252.160, 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 of New Development Component of the Local Coastal Program.
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 of New Development and Sensitive Habitats Components as legalization of the parcel conforms with the Midcoast land use designation of Medium Density Residential, the requirement for a Coastal Development Permit to legalize the parcel is being pursued under the subject application, and as condition there is no evidence to suggest that

legalization of the parcel's configuration will have any adverse impact on coastal resources.

For the Certificate of Compliance (Type B), Find:

5. That the processing of the Certificate of Compliance (Type B) is in full conformance with the County Subdivision Regulations Chapter 9.224 (*Legalization of Parcels; Certificate of Compliance*).
6. That the processing of the Certificate of Compliance (Type B) is in full conformance with Government Code section 66499, et seq.

RECOMMENDED CONDITIONS OF APPROVAL

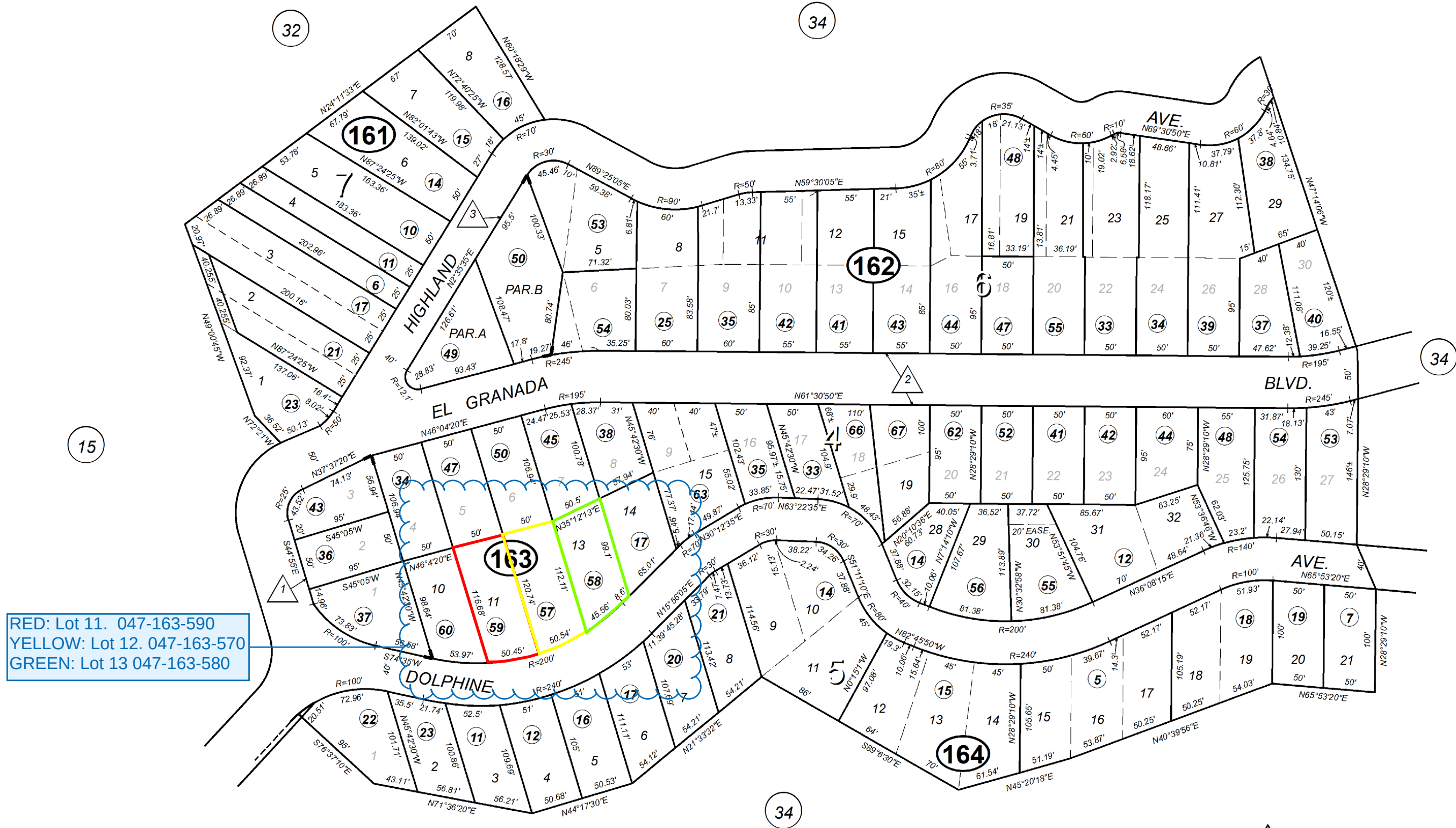
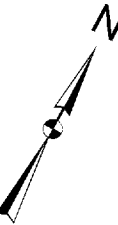
Current Planning Section

1. This approval applies only to the proposal as described in the plans, supporting materials, and reports approved by the Zoning Hearing Officer on October 1, 2026. Minor revision 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 the approval.
2. The subject Certificate of Compliance (Type B), which shall represent Lots 11, 12, and 13, Block 4, as a single legal parcel, shall be recorded prior to the issuance of any other permits related to any development on this property.
3. The applicant is advised that prior to recordation of the Certificate of Compliance, the owner/ applicant shall provide the project planner with a check or electronic payment to cover recording fee costs, generally between \$50 and \$100. The project planner shall confirm the amount with the Recorder's Office prior to recordation.
4. The applicant is hereby informed that any future development on this parcel is subject to compliance with the zoning regulations, all applicable policies of the County's Local Coastal Program and conformance with the California Environmental Quality Act guidelines for environmental review, at that time.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



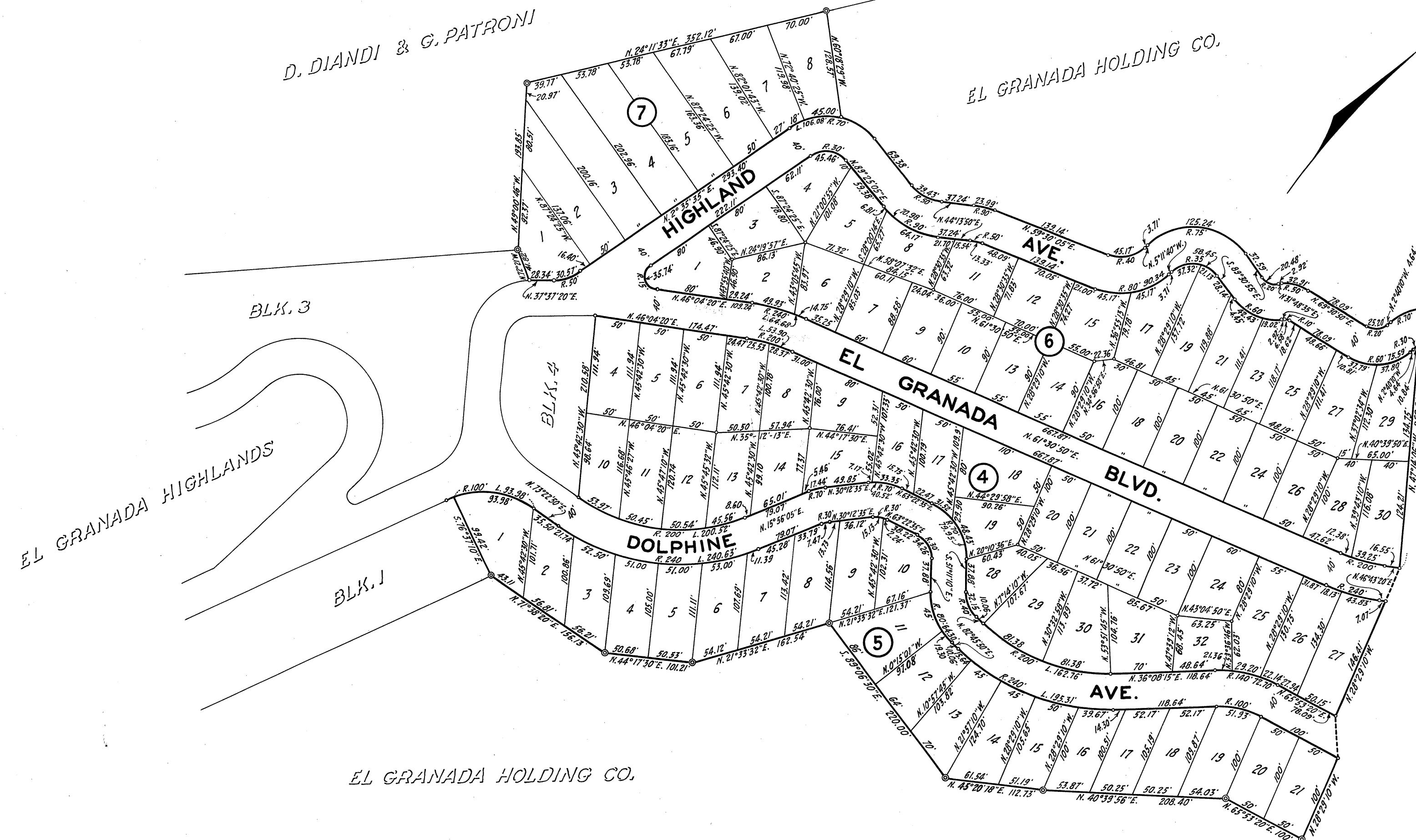
RED: Lot 11. 047-163-590
YELLOW: Lot 12. 047-163-570
GREEN: Lot 13. 047-163-580

- 3 PARCEL MAP VOL. 29/33-34
- 2 EL GRANADA HIGHLANDS SUB NO. 2 RSM 15/26-28
- 1 EL GRANADA HIGHLANDS RSM 14/22-23



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C



EL GRANADA HIGHLANDS

SUBDIVISION NO. 2

SHEET NO. 2 OF 3 SHEETS

SCALE: 1"=100'



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

---	BOUNDARY LINE
— ETC —	ELECTRICAL/TELEPHONE/ CABLE TV OVERHEAD LINE
— x —	FENCE LINE
— SS —	SANITARY SEWER LINE
— SD —	STORM DRAIN LINE
	BENCHMARK
BW	BOTTOM RETAINING WALL
	CABLE TV UTILITY BOX
CYP	CYPRESS
	FIRE HYDRANT
FL	FLOW LINE
	GAS METER
INV	INVERT
	JOINT POLE
M—	MULTI—TRUNK TREE
	MAIL BOX
	PG&E BOX
RP	ROOF PEAK
	SANITARY SEWER CLEAN—OUT
	SANITARY SEWER MAINTENANCE HOLE
	TELEPHONE UTILITY BOX
TC	TOP OF CURB
TOS	TOP OF SLAB
TW	TOP OF RETAINING WALL
	UTILITY VAULT
	WATER METER
	WATER VALVE
	SPOTGRADE

RETAINING WALL SPOTGRADES

① 555.167W 552.468W ② 554.251W 552.559W ③ 554.101W 552.909W ④ 556.331W 555.939W ⑤ 523.241W 523.248W ⑥ 529.531W 526.539W ⑦ 532.027W 529.728W ⑧ 531.741W 529.549W	⑨ 533.067W 531.368W ⑩ 534.131W 532.739W ⑪ 529.067W 529.368W ⑫ 534.031W 533.588W ⑬ 540.981W 537.288W ⑭ 540.801W 540.208W ⑮ 545.201W 541.808W ⑯ 545.481W 543.788W
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PROPERTY COMPLETELY OUT OF
SPECIAL FLOOD HAZARD AREA (SFHA)

FLOOD INSURANCE RATE
MAP No.: 06081C0140E
EFFECTIVE DATE: OCTOBER 16, 2012

LOT 11
(APN 047-163-590)
THERE ARE NO EASEMENTS LISTED IN TITLE
REPORT ISSUED BY LAWYERS TITLE COMPANY,
TITLE NO. FLNP--0052400504--AB,
DATED MAY 14, 2024.

LOT 12
(APN 047-163-570)
THERE ARE NO EASEMENTS LISTED IN TITLE
REPORT ISSUED BY LAWYERS TITLE COMPANY,
TITLE NO. FLNP--0052301018--AB,
DATED NOVEMBER 17, 2023.

LOT 13
(APN 047-163-580)
THERE ARE NO EASEMENTS LISTED IN TITLE
REPORT ISSUED BY OLD REPUBLIC
TITLE COMPANY,
ORDER NO. 0373010941--CA,
DATED NOVEMBER 15, 2024.

TREE SIZE, TYPE AND DRIPLINES ARE
BASED ON A VISUAL OBSERVATION.
FINAL DETERMINATION SHOULD BE
MADE BY THE PROJECT ARBORIST.

ALL DISTANCES AND DIMENSIONS ARE
IN FEET AND DECIMALS.

BUILDING FOOTPRINTS ARE SHOWN TO
FINISHED MATERIAL (STUCCO/SIDING).

FINISH FLOOR ELEVATIONS ARE TAKEN
AT DOOR THRESHOLD (EXTERIOR).

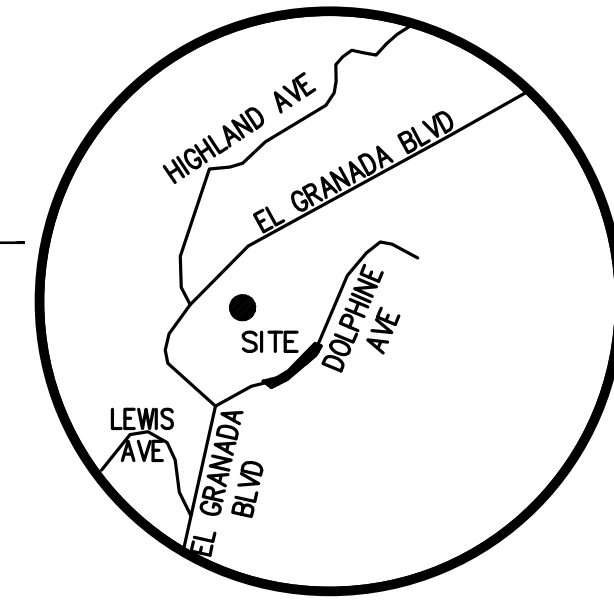
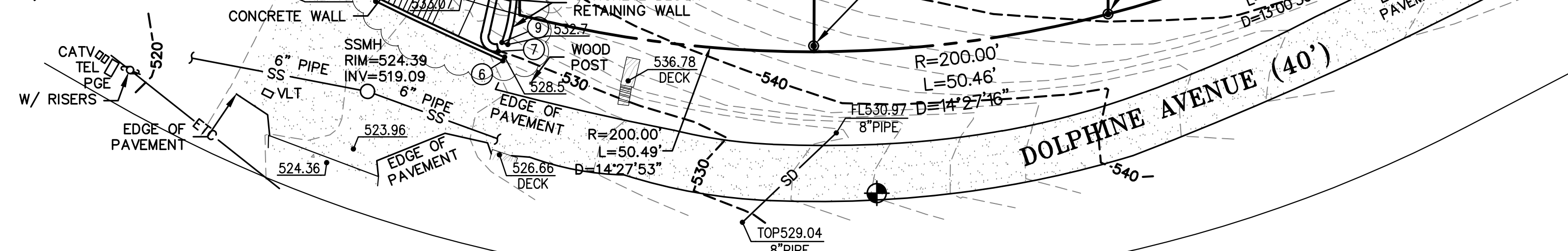
THE AREA OF THE SURVEYED LOT IS
5,887± SQUARE FEET / 0.135± ACRES
(LOT 11)

THE AREA OF THE SURVEYED LOT IS
5,793± SQUARE FEET / 0.132± ACRES
(LOT 12)

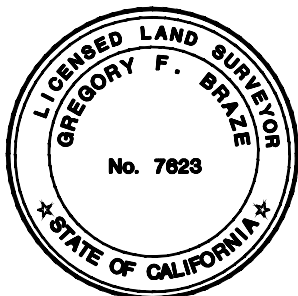
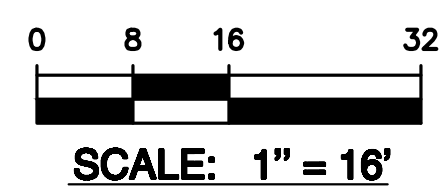
THE AREA OF THE SURVEYED LOT IS
5,276± SQUARE FEET / 0.121± ACRES
(LOT 13)

ALL UNDERGROUND PIPE TYPES, SIZES AND LOCATION SHOWN ON THIS SURVEY ARE BASED ON VISUAL OBSERVATION. ANY USE OF THIS INFORMATION SHOULD BE VERIFIED, BEFORE ITS USE, WITH THE CONTROLLING MUNICIPALITY OR UTILITY PROVIDER. THIS SURVEY MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTHS OR SIZE.

SURVEY CONTROL POINT
MAG AND SHINER SET IN ASPHALT
ELEVATION = 534.19'
(ASSUMED)



VICINITY MAP
NO SCALE



LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS I LAND SURVEYORS

MAIN OFFICE:
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(510) 887-4086

REGIONAL OFFICES:
ROSEVILLE
PLEASANTON
SAN JOSE
SAN LUIS OBISPO

WWW.LEABRAZE.COM

DOLPHINE AVENUE
EL GRANADA
CALIFORNIA

SAN MATEO COUNTY
APN: 047-163-570,-580,-590

TOPOGRAPHIC SURVEY

—	—
—	—
—	—
ADDITIONAL TOPO 8-4-25	KF
REVISIONS	BY
JOB NO:	2250768
DATE:	5-9-25
SCALE:	1"=16'
BNDRY BY:	MT
FIELD BY:	EH
DRAWN BY:	KF
SHEET NO:	

SU1