COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: November 19, 2026

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Certificate of Compliance (Type B) to legalize one lot of record, located in unincorporated West Menlo Park area of San Mateo County.

County File Number: PLN2026-00330 (Dream Bigger Acquisitions 7 LLC)

PROPOSAL

The applicant has applied for a Certificate of Compliance (Type B) to legalize one 4,984 sq. ft. lot of record as one parcel (APN: 074-036-300).

RECOMMENDATION

That the Zoning Hearing Officer approve the Certificate of Compliance (Type B), County File Number PLN2026-00330, by making the required findings and adopting the conditions of approval identified in Attachment A.

BACKGROUND

Report Prepared By: Sam Becker, Planner III

Applicant: Brandon Arioli

Owner: Dream Bigger Acquisitions 7 LLC

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.

Location: The corner of Cedar Avenue and Alameda De Las Pulgas in unincorporated West Menlo Park

APN: 074-036-300

Size: 4,984 sq. ft.

Existing Zoning: R-1/S-72 (One Family Residential/5,000 sq. ft. Minimum Parcel Size)

General Plan Designation: Residential, Medium Density Residential

Sphere-of-Influence: City of Menlo Park

Existing Land Use: Vacant

Water Supply: California Water Service (Calwater) – Bear Gulch

Sewage Disposal: West Bay Sanitary District

Flood Zone: X (Area of Minimal Flood Hazard) FEMA Panel 06081C0128E; effective October 16, 2012.

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

Setting: The subject parcel is a corner lot at the southeast intersection of Cedar Avenue and Alameda de las Pulgas. The parcel is undeveloped and lined with trees at its street-side facing boundaries. The parcel is located within an established single-family residential neighborhood. The surrounding parcels are developed with single-family homes and the Menlo Park Fire Protection District - Fire Station 4 is located at the end of the block.

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

The subject parcel is designated Medium Density Residential (6.1–8.7 dwelling units/net acre) by the San Mateo County General Plan. The parcel's net area of 4,984 sq. ft. results in a density of approximately 8.7 dwelling units per acre should it be developed, which falls within the allowable density range and therefore conforms with the General Plan's criteria for urban residential development. The parcel is located within an established neighborhood characterized by similarly sized single-family parcels, and the proposed recognition of the parcel as a legal lot is consistent with General Plan Policy 8.14, which directs the County to apply defined land use designations and densities to achieve orderly, compatible development patterns in unincorporated urban areas.

2. Conformance with the Zoning Regulations

The project parcel has a zoning designation of R-1/S-72 (One Family Residential District/Combining District, West Menlo Park). The S-72 development standards require a minimum parcel size of 5,000 sq. ft. Although the parcel is slightly smaller than the minimum lot size required by the S-72 zoning district, the County previously approved a Subdivision Design Exception (PLN2026-00329) allowing the parcel to remain at 4,984 sq. ft. This exception was granted based on documented special circumstances, including the fact that the lot size reduction resulted solely from a 1980 County right-of-way acquisition recorded under Instrument RE 7960 / Image 1897, which altered the original 1891 subdivision configuration of Lot 17, Block 1 of the Map of Menlo Heights.

3. Conformance with the Subdivision Regulations

The parcel qualifies for a Certificate of Compliance (Type B) under Section 9.224.020.2.b. of the County Subdivision Regulations, which provides for legalization of parcels depicted on subdivision maps recorded prior to July 20, 1945, provided the parcel has been conveyed separately from adjoining lands after that date. The subject parcel is shown on a subdivision map recorded prior to June 20, 1945, shown as a portion of Lot 17, Block 1 on the Map of Menlo Heights, filed July 30, 1891, in Book 2 of Maps, at Page 32. Also, the chain of title confirms that Lot 17 was first conveyed separately from adjacent lots after July 20, 1945, satisfying the requirement for issuance of a Type B Certificate.

However, because the parcel measures 4,984 sq. ft., it does not meet the minimum lot size requirement of 5,000 sq. ft. established by both the S-72 Zoning District and Section 9.32.010.2(b) of the Subdivision Regulations. Ordinarily, this deficiency would require that a condition of approval be placed on the approval which would require merger with the parent parcel if under common ownership, or alternatively, a prohibition on new development if not under common ownership (Section 9.224.020.4(c)(1)). However, after further review, staff determined that the size deficiency was caused exclusively by the 1980 conveyance of land to the County for public right-of-way improvements at Cedar Avenue and Alameda de las Pulgas, as documented in the recorded Grant Deed (RE 7960 / Image 1897). This conveyance reduced the lot area by 16 sq. ft., a de minimis amount, and created a unique circumstance warranting relief. Accordingly, the applicant applied for and received a Subdivision Design Exception pursuant to Section 9.144.010, allowing the parcel to be recognized at its current size. The Director of Planning and Building found that all required findings could be made, specifically that: (1) special circumstances affecting the property; (2) the appropriateness of the exception for the proper function of the subdivision; (3) absence of adverse impacts to infrastructure, resources, or

cumulative conditions; and (4) no detriment to public health, safety, or welfare. With the exception granted, the parcel satisfies all applicable subdivision design requirements.

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 Regulations (gross square footage meeting the parcel size 5,000 sq. ft. minimum, and net sq. ft. of 4,984), no variances are required, and all services and access to the parcel are available, as conditioned.

ATTACHMENTS

A. Recommended Findings and Conditions of Approval
B. Current Assessor’s Parcel Map
C. Original Subdivision Map
D. Boundary and Topographic Survey

Attachment A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Project File Number: PLN2026-00330 Hearing Date: November 19, 2026

Prepared By: Sam Becker, Planner III For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. 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 Regulations (gross square footage meeting the parcel size 5,000 sq. ft. minimum, and net sq. ft. of 4,984), no variances are required, and all services and access to the parcel are available, as conditioned.

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

2. That the processing of the Certificate of Compliance (Type B) is in full conformance with the County Subdivision Regulations Section 9.224.020 (Legalization of Parcels; Certificate of Compliance).

3. 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 November 19, 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 subject Certificate of Compliance (Type B) shall be recorded prior to the issuance of any other permits related to any development on this property.

3. The applicant will be responsible for the recording fee for the Certificate of Compliance, the project planner will confirm the amount prior to recordation.

4. The applicant is hereby informed that any future development on this parcel would be subject to compliance with the zoning regulations, applicable policies, and the CEQA guidelines for environmental review, at that time.

5. For any permits for future development, an application must provide conditional will serve letter, verification letters, or an equivalent, from all water and sewer providers. The letter must demonstrate that adequate service is available for the proposed development, where any conditions from those providers shall be included in any letter of decision required for future development.

County of San Mateo - Planning and Building Department

ATTACHMENT B

74-3

1" = 100'

BK-70

29

38

6

MONTEREY AVE.

CAMINO DE LOS ROBLES

CEDAR AVE.

CEDAR CT.

VALPARAISO AVE.

HILLSIDE AVE.

PULGAS AVE.

ALTSCHUL AVE.

ALAMEDA DE LAS PULGAS

BARNEY AVE.

032 031 034 033 036 035

PAR. A PAR. B

2100 2000 3200 3300

S33°35'45"W N56°25'15"W S60°34'45"E S57°12'15"W

2 PARCEL MAP VOL. 52/22

1 MENLO HEIGHTS PTN. OF RSM 2/32

ASSESSOR'S MAP COUNTY OF SAN MATEO, CALIF.

G.L.

6/1/1973

County of San Mateo - Planning and Building Department

ATTACHMENT C

UNIVERSITY HEIGHTS.

F. Book 119-1

32

Vol. 2

MAP OF
MENLO HEIGHTS
SAN MATEO COUNTY, CAL.
SUBDIVIDED FOR EUGENE AVY. ESQ.
JUNE 1891
By HUBERT VISCHER C.E.

Eugene Avy

FILED FOR RECORD AT REQUEST OF EUGENE AVY JULY 10, 1891
at 8 min past 10 A.M.
J. F. JOHNSTON, County Recorder
By [illegible] Deputy

SCALE: 100' TO 1 INCH

SEE FIELD BOOK 701-1

I HEREBY CERTIFY THIS TO BE A TRUE COPY OF AN ORIGINAL AS RECORDED IN VOL. B MAPS AT PAGE 58
C. D. Dean
DEPUTY COUNTY SURVEYOR AND DEPUTY RECORDER OF MAPS

VALPARAISO

CEDAR

OAK

MONTEREY PINE

MONTEREY CYPRESS

MANZANITA

CAMINO DE LAS ROBLES

ALAMEDA DE LAS PULGAS

BARNEY AVENUE

PROPOSED NORTHERLY LINE OF BARNEY AVENUE

ALLEY USC HOWELL

AVE.

A 0.90

B 0.87Ac.

C 0.94Ac.

D 0.78Ac.

A 0.74Ac.

B 0.56Ac.

E 0.92Ac.

F 0.85Ac.

G 0.65Ac.

H 0.81Ac.

C 0.49Ac.

D 0.51Ac.

E 0.51Ac.

F 0.57Ac.

SEE SHEET 2 VOL 2 PAGE 32

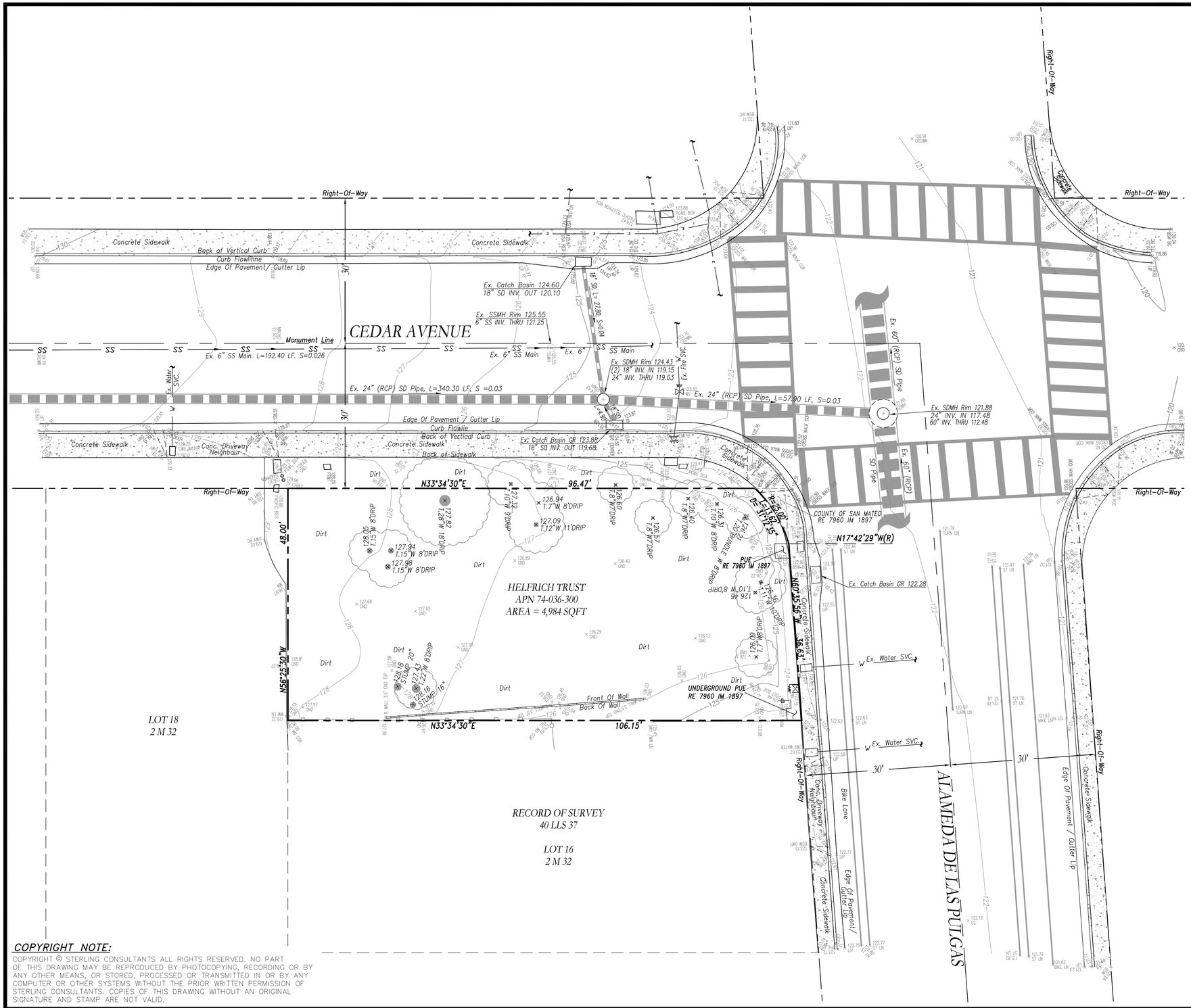
FOR ABANDONMENT AFFECTING THIS MAP SEE MINUTES OF BOARD OF SUPERVISORS IN CLERK'S RECORDS VOL. 15 PAGE 270 and Order dated Oct 18 1933

CAMINO A LOS CERROS

SHEET 1 OF 3 SHEETS

County of San Mateo - Planning and Building Department

ATTACHMENT D



LEGEND

SYMBOL	DESCRIPTIONS
	BOUNDARY LINE
	ADJOINER LOT LINE
	EASEMENT LINE
	CENTERLINE (℄)
	RIGHT OF WAY
	SETBACK LINE
	EX. FENCE (CHAIN LINKED)
	EX. FENCE (WOOD)
O/H	EX. OVERHEAD POWER LINES
SS	EX. SEWER MAIN OR LATERAL
W	EX. WATER MAIN OR LATERAL
	EX. STORM DRAIN PIPE
2%	PERCENT GRADE
607.00	FINISHED GRADE ELEVATION
× 167.20	EXISTING GRADE ELEVATION
T.48"	EX. TREE – 48" DIAMETER

NORTH

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

ABBREVIATIONS

CB	CATCH BASIN
CI	CURB INLET
CL	CENTER LINE
COR	CORNER
DI	DROP INLET
DW, DWY	DRIVEWAY
(E), EX.	EXISTING
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
FF	FINISH FLOOR
FG	FINISH GRADE
FL	FLOW LINE
FS	FIRE SERVICE
GB	GRADE BREAK
GFF	GARAGE FINISH FLOOR
GND	GROUND
DGW/GWA	DOWN GUY WIRE/ GUY WIRE
INV	INVERT
(N)	NEW
O/H	OVERHEAD LINES
P	PAVEMENT GRADE
PCC	PORTLAND CEMENT CONCRETE
PIV	POST INDICATOR VALVE
POC	POINT ON CURVE
PRC	POINT OF REVERSE CURVATURE
PSDE	PRIVATE STORM DRAIN EASEMENT
PUE	PUBLIC UTILITY EASEMENT
SD	STORM DRAIN
SDE	STORM DRAIN EASEMENT
SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER
SSE	SANITARY SEWER EASEMENT
SSMH	SANITARY SEWER MANHOLE
SSCO	SANITARY SEWER CLEANOUT
SW	SIDEWALK
TC	TOP OF CURB
TG	TOP OF GRATE
W	WATER
WS	WATER SERVICE

BENCHMARK:

ALL ELEVATIONS SHOWN ARE BASED ON AN ASSUMED VERTICAL DATUM. BENCHMARK IS A MAG NAIL AND DISK IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF CEDAR AVENUE AND ALAMEDA DE LAS PULGAS. ELEVATION = 122.56 FEET

BASIS OF BEARINGS:

THE BEARINGS SHOWN ARE BASED ON THE MONUMENT LINE OF ALAMEDA DE LAS PULGAS AS SHOWN UPON THAT RECORD OF SURVEY #2606 FILED IN BOOK 40 OF LISENCED LAND SURVEY MAPS, AT PAGE 37, SAN MATEO COUNTY RECORDS, TAKEN AS NORTH 60°35'56" WEST.

TITLE NOTE:

A CURRENT TITLE REPORT HAS BEEN EXAMINED BY STERLING CONSULTANTS AND ALL EASEMENTS NOTED ON THE TITLE REPORT LISTED BELOW HAVE BEEN DEPICTED ON THIS SURVEY.

FIRST INTEGRITY TITLE COMPANY
501 S. CHERRY STREET, SUITE 700,
DENVER, CO 80246

ORDER NUMBER: FITW-25003375
DATED: OCTOBER 22, 2025 AT 8:00 AM

UTILITY NOTE:

THE UNDERGROUND PIPE TYPES, SIZES AND LOCATIONS SHOWN ON THIS SURVEY ARE DERIVED FROM SURFACE AND VISUAL OBSERVATIONS. ANY USE OF THIS UTILITY INFORMATION SHALL BE SUPPLEMENTED AND VERIFIED BY THE USER FROM THE UTILITY AGENCY AND/OR THE MUNICIPALITY. THE SURVEY DATA MAKES NO GUARANTEE OF THE INSTALLED ACTUAL LOCATION, DEPTH BELOW GROUND OR ITS ACTUAL SIZE.

TREE NOTE:

TREE TYPES, SIZES AND DRIPLINES ARE APPROXIMATE AND BASED ON VISUAL OBSERVATIONS. ACTUAL TYPE OF TREE, TREE SHAPE, AND GROVE CONFIGURATION MAY VARY FROM ACTUAL FIELD CONDITIONS. NO WARRANTIES ARE IMPLIED IN REGARD TO TREE INFORMATION AND FINAL DETERMINATION SHOULD BE MADE BY THE PROJECT ARBORIST.

FEMA FLOOD NOTE:

THE SUBJECT PROPERTY HAS THE FOLLOWING FEMA FLOOD INFORMATION:

FEMA FLOOD ZONE: X
FIRM NUMBER: 06081C0312E
EFFECTIVE DATE: 10/16/2012

SURVEY NOTES:

1. *ALL DISTANCES AND DIMENSIONS ARE IN DECIMAL FEET.*
2. *BUILDING FOOTPRINTS SHOWN ON THE SURVEY ARE TO FINISHED MATERIALS, I.E., STUCCO OR SIDING MEASURED AT APPROXIMATELY FIVE FEET ABOVE GROUND LEVEL.*
3. *FINISH FLOOR ELEVATIONS SHOWN ON THE SURVEY ARE TAKEN AT DOOR THRESHOLDS (BOTH INTERNAL & EXTERNAL) AS SHOWN.*

GROSS LOT AREA:

THE AREA OF THE SURVEYED LOT IS: 4,984 SQ.FT. (0.1144 ACRES)

SURVEYOR'S STATEMENT:

I CERTIFY THAT THIS PARCEL'S BOUNDARY WAS ESTABLISHED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE LAND SURVEYOR'S ACT. ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

PROFESSIONAL LAND SURVEYOR — DAN S. SCOTT III — No. L7840 — STATE OF CALIFORNIA

4-JUN-2026

DAN S. SCOTT III, PLS 7840 *DATE*

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DATE: JANUARY 26, 2026					
SCALE: AS NOTED					
DRAWN: DSK					
DESIGNED: DSK					
ENGINEER: DSK					
MANAGER: DSK	NO.	BY	DATE	REVISIONS	CITY APPR

PREPARED BY:
STERLING CONSULTANTS
46560 FREMONT BOULEVARD, SUITE NO. 205
FREMONT, CA 94538
1sterlingconsultants@gmail.com PHONE: 510.344.8955

PREPARED FOR:

SAMARA HOMES
0 CEDAR AVENUE
MENLO PARK, CA 94025

APN: 074-036-300 0 CEDAR AVENUE

BOUNDARY & TOPOGRAPHIC SURVEY

CITY OF MENLO PARK COUNTY OF SAN MATEO CALIFORNIA

SHEET NO. C1

JOB NO. 2026-004