

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

**DATE:** June 6, 2019

**TO:** Zoning Hearing Officer

**FROM:** Planning Staff

**SUBJECT:** REQUEST FOR CONTINUANCE: Consideration of a Certificate of Compliance (Type B) to legalize an existing 9.6 acre undeveloped parcel pursuant to Section 7134.2 of the County Subdivision Regulations, located adjacent to Devonshire Boulevard and Chesham Avenue in the unincorporated San Carlos area of San Mateo County.

County File Number: PLN 2018-00364 (Bagerman)

**PROPOSAL**

The applicant has applied for a Certificate of Compliance (Type B) to confirm the subject parcel's legality. The parcel's legality must be confirmed prior to approval of any proposed development (although no development is proposed at this time). A Certificate of Compliance (Type B) is required in this case to comply with the County Subdivision Regulations.

**RECOMMENDATION**

Continue the item to a date uncertain to allow additional time to complete environmental review to ensure compliance with the California Environmental Quality Act (CEQA).

**BACKGROUND/DISCUSSION**

A CoC Type B is a discretionary permit that is subject to review under CEQA. Most CoC Type B's for parcels in developed residential neighborhoods are eligible for a Categorical Exemption under CEQA (Class 15, Minor Land Divisions), when all services and access to the parcel are available, and the parcel does not have an average slope greater than 20 percent. The subject parcel is located in the San Carlos Hills/Devonshire Canyon unincorporated area, on the periphery of a developed residential area. Access to the parcel is via Chesham Avenue, a roadway not maintained by the County. Since the subject parcel does not have all services and access meeting County standards available, and the average slope exceeds 20 percent, the project is not eligible for a CEQA exemption. Staff is requesting a continuance to allow time for further environmental review, specifically the preparation of a Negative Declaration. The project will be brought back to the Zoning Hearing Officer for consideration once the environmental review is completed.