



COUNTY OF SAN MATEO
PLANNING AND BUILDING

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July 24, 2025

Elizabeth Lacasia
4 El Sereno Drive
San Carlos, CA 94070

SENT VIA E-MAIL

Subject: **LETTER OF DECISION**
File Number: PLN2021-00478
Location: San Carlos Avenue, El Granada
APN: 047-105-020

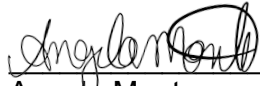
On July 23, 2025, the San Mateo County Planning Commission considered an Initial Study/Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, and Coastal Development Permit, Design Review Permit, and Variance, pursuant to Sections 6328.4, 6565.3, and 6531 of the County Zoning Regulations, to allow the construction of a new 1,670 sq. ft. three-story, single-family residence with an attached 371 sq. ft. garage and 791 sq. ft. Accessory Dwelling Unit on a legal 7,070 sq. ft. parcel, in the unincorporated El Granada area of San Mateo County. A Variance is required to allow a front yard setback of 3 feet where 20 feet is required in the S-17 Zoning District, due to site's location within the Montecito Riparian Corridor and associated 30-foot riparian setback. The ADU is a ministerial project that does not require review by the Planning Commission. The project is appealable to the California Coastal Commission.

Based on information provided by staff, the Planning Commission took no action on the Mitigated Negative Declaration and Coastal Development Permit, Design Review Permit and Variance as the Commission vote was 2-2.

Any interested party aggrieved by the determination of the Planning Commission has the right of appeal to the Board of Supervisors within ten (10) working days from such date of determination. The appeal period for this matter will end at 5:00 p.m. on August 7, 2025.

Please direct any questions regarding this matter to Project Planner Camille Leung at cleung@smcgov.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'Angela Montes', is written over a horizontal line.

Angela Montes
Planning Commission Secretary

cc: California Coastal Commission
Midcoast Community Council
Green Foothills
David Allen, Public
Susana and Roel van Bezooijen, Public