



AGENDA
CITY OF HALF MOON BAY
COMMUNITY DEVELOPMENT DIRECTOR HEARING
&
ADMINISTRATIVE ACTIONS

WEDNESDAY, NOVEMBER 17, 2021
4:30 PM

HYBRID PUBIC HEARING
(In-person/Virtual)

Community Development Director: Jill Ekas

This meeting will be held entirely by teleconference. City Staff will be participating in-person and via the Zoom platform using the process described below. The meeting is being conducted pursuant to recent amendments to the teleconference rules required by the Ralph M. Brown Act allowing teleconferencing during a proclaimed state of emergency when local officials have recommended social distancing (AB 361). The purpose of AB 361 is to provide the safest environment for the public, elected officials, and staff while allowing for continued operation of the government and public participation during the COVID-19 pandemic.

This meeting will be conducted via Zoom Webinar and in-person at City Hall. Members of the public are welcome to attend in-person or login into the webinar as Attendees. During any public comment portions, attendees may use the "raise your hand" feature and will be called upon and unmuted when it is their turn to speak.

In effort to allow public to stay involved during COVID, we offer a Hybrid Meeting, in-person and virtual Live Zoom Webinar to allow public to participate in Administrative Action Meetings.

Please click the link below to join the webinar:

[Click here to join the Director Hearing](#)

Webinar ID: 834 7398 2670

Passcode: 654987

Phone: 1-408-638-0968

I. DIRECTOR HEARING ITEMS

ITEM 1:

Project:	An application for a Coastal Development Permit and Lot Line Adjustment to allow a lot line adjustment between two existing parcels at 435 and 575 Dolores Avenue and lot merger for 435 Dolores Avenue
File Number	PDP-21-001
Site Location	435 Dolores Avenue / APN 065-194-110 575 Dolores Avenue / APN 065-194-230
Applicant/Property Owner	Dennis N. Kuhr, Cynthia I. Kuhr, Pablo N. Jaime & Soila Santellano Garcia
Project Planner	Scott Phillips, 650-726-8299; sphillips@hmbcity.com

II. ADMINISTRATIVE ACTION ITEMS (NO HEARING OR PRESENTATION REQUIRED):

ITEM 1:

Project:	Administrative Coastal Development Permit to allow the construction of a new 756 square foot accessory dwelling unit attached to a detached garage with a new 200 square foot basement and a 219 square foot addition to the existing single-family residence
File Number	PDP-21-019
Site Location	651 Potter Avenue
Applicant/Property Owner	Tim Pond
Project Planner	Brittney Cozzolino bcozzolino@hmbcity.com ; 650-750-2014

ITEM 2:

Project:	Administrative Coastal Development Permit to allow the construction of a new 280 square foot detached accessory dwelling unit behind an existing single-family residence.
File Number	PDP-21-031
Site Location	30 Valencia Street
Applicant/Property Owner	Daniel Engelman/ Mona Springer
Project Planner	Brittney Cozzolino bcozzolino@hmbcity.com ; 650-750-2014

**BUSINESS OF THE COMMUNITY DEVELOPMENT DIRECTOR
OF THE CITY OF HALF MOON BAY**

AGENDA REPORT

For meeting of: **November 17, 2021**

TO: Jill Ekas, Community Development Director

FROM: Scott Phillips, Associate Planner

TITLE: Coastal Development Permit and Lot Line Adjustment for 435 and 575 Dolores Avenue and Lot Merger for 435 Dolores Avenue, File No. PDP-21-011

RECOMMENDATION

Approve PDP-21-011, an application for a Coastal Development Permit and Lot Line Adjustment to allow a lot line adjustment between two existing parcels at 435 and 575 Dolores Avenue and lot merger for 435 Dolores Avenue, based upon the Findings and Evidence contained in Exhibit A of the Draft Resolution, and subject to the Conditions of Approval in Exhibit B.

PROJECT BACKGROUND

Summary of Project	
File Number	PDP-21-011
Requested Permits / Approvals	Coastal Development Permit, Lot Line Adjustment and Lot Merger
Site Location	435 Dolores Avenue / APN 065-194-110 575 Dolores Avenue / APN 065-194-230
Applicant / Property Owner	Dennis N. Kuhr, Cynthia I. Kuhr, Pablo N. Jaime & Soila Santellano Garcia
Project Planner	Scott Phillips; (650) 726-8299; sphillips@hmbcity.com
Zoning District	R-1 B-2 Single-Family Residential
LCP Land Use Plan Designation	Residential – Medium Density
Water Service	Existing
Sewer Service (SAM)	Existing
Environmental Determination	Categorically Exempt pursuant to California Code of Regulations, Section 15305(a), minor alterations in land use limitations including but not limited to minor lot line adjustments.
Heritage Trees	N/A
Story Poles	N/A

Right of Appeal	Any aggrieved person may appeal the Community Development Director's decision to the Planning Commission within ten (10) working days of the decision.
	The project is located within the Coastal Commission Appeals Jurisdiction; therefore, the City's final action is appealable to the California Coastal Commission.



Figure 1. Site Location

Site Locations and Description

The proposal involves two separate properties, referred to herein as Parcel A and Parcel B. Figure 1 shows the configuration of the two properties in relation to Cabrillo Highway and Dolores Avenue.

Parcel A, 435 Dolores Avenue: This property currently contains Lots 17, 18, 19, 20 and 21 in Block 6 of the 1906 Bernardo Station Tract subdivision. The total area is 12,500 square feet with 125 feet of frontage along Dolores Avenue. Built improvements on the site include a single-story single-family house with a detached garage and septic system. Figure 2 shows the current condition of the subject property.



Figure 2. Site Photo – 435 Dolores Avenue with 575 Dolores Avenue beyond.

Parcel B, 575 Dolores Avenue: This property includes the previous Lots 22, 23, 24, 25, 26, and 27 in Block 6 of the 1906 Bernardo Station Tract subdivision. On March 20, 2001 the individual lots were merged by separate action creating a legal parcel for Parcel B. The recorded lot merger is included as Attachment 2. Total area for Parcel B is 20,000 square feet with 100 feet of frontage along Dolores Avenue and 200 feet of frontage along Cabrillo Highway. A single-family residence, detached accessory structure and septic system are constructed on the site. Figure 3 shows the current condition of the subject property.



Figure 3. Site Photo – 575 Dolores Avenue with the enclosed front porch.

The shared side property line for the two properties currently runs through the existing residence at 575 Dolores Avenue. A topographic and boundary survey was prepared, verifying the location of the built improvements in relation to the lot lines (Attachment 3). The house was constructed on the side property line in 1949, which was prior to incorporation of the City. More recently, various building permits were issued for maintaining and expanding the home. Pertinent building permits include the following:

- 1993- construction of a 200 square feet addition,
- 1995- construction of an accessory storage building,
- 1996- replacement of flat roof with a new hip roof,
- 2002- front porch enclosure.

The residence at 435 Dolores Avenue was constructed in 1963 and is separated from the house at 575 Dolores Avenue by 10 feet at its closest point. Minimal permit history is available for this property and only includes mechanical repairs and a roof replacement.

The proposed lot line adjustment (LLA) would relocate the shared side property line currently within the building footprint of the house at 575 Dolores Avenue to an alignment between the residences where the adjoining fence line currently exists. Figures 4 and 5 show the existing and proposed lot line configuration. Since the lots associated with Parcel A have not been merged, a lot merger is also proposed, merging the lots associated with Parcel A into one legal parcel. No physical development or modification of use is included with this proposal.

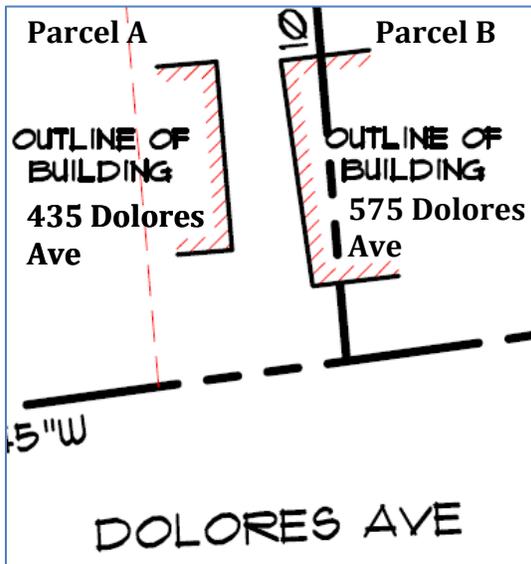


Figure 4. Existing Side Lot Configuration

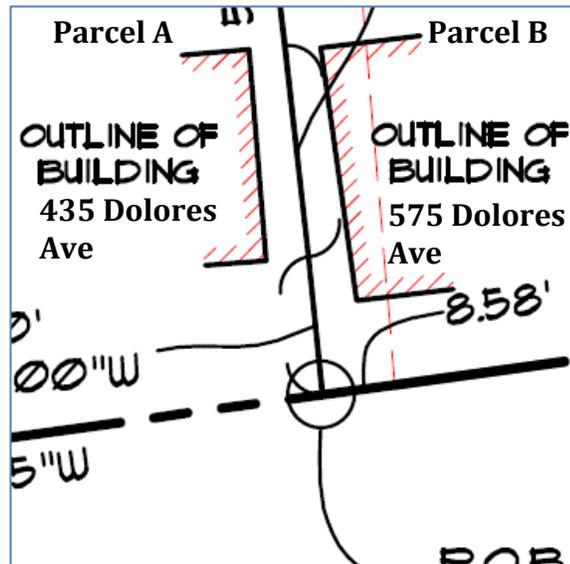


Figure 5. Proposed Side Lot Configuration

ANALYSIS

The key issues for this project are conformance with the General Plan/Local Coastal Land Use Plan, the Zoning Code, and the Subdivision Ordinance¹.

¹ The Zoning Code and Subdivision Ordinance are both part of the LCP Implementation Plan.

Conformance with the General Plan/Local Coastal Program Land Use Plan

The General Plan/Land Use Plan designation for the subject properties is Residential Medium Density, a designation that provides for single-family development. The intent of the LLA is to move the lot line that is currently within the building footprint of the house at 575 Dolores Avenue. The reconfigured lots will therefore more closely conform to the General Plan/Local Coastal Program and support residential development by eliminating an incongruous building encroachment onto private property.

The subject properties are within the Town Boulevard Scenic Corridor as identified in Chapter 9 of the Land Use Plan. Policy 9-8b requires that lot line adjustments allow for sufficient space for development and vegetation fuel load management. The proposed lot line adjustment between the two houses would eliminate the house encroachment into the neighboring property and allow for legal access along the western side of the 575 Dolores Avenue. No changes to the Town Boulevard visual experience would result from the LLA. Therefore, the proposal is in compliance with the Scenic Corridor policies within Chapter 9.

The Housing Element of the General Plan provides guidance in meeting the City's housing goals. In this case, no new housing units are proposed and none will be demolished. The reconfigured lots will not accommodate any additional housing units under the current zoning with the exception of accessory dwelling units. Neither of these parcels are anticipated in the City's current Housing Element's inventory for additional residential development.

Conformance with the Zoning Code

Pursuant to HMB Zoning Code Section 18.20.25(A)(5), a LLA requires approval of a Coastal Development Permit (CDP). The subject properties in particular are within the appeals jurisdiction for the California Coastal Commission. Section 18.20.055(1) requires a public hearing during the review of CDP's within the appeals jurisdiction. Both Parcels A and B are within the R-1-B-2 Single-Family Residential zoning district. As proposed and indicated in Table 1 below, both the existing and proposed lot line configurations conform to the minimum lot size and width requirements of the R-1-B-2 zoning district. The LLA would resolve non-conforming side setback and Maximum Building Envelope encroachments that currently exist with the residence at 575 Dolores Avenue. The lot merger related to 435 Dolores Avenue would merge the individual lots associated with Parcel A, creating a legal lot larger than the minimum lot size and width that is required in the R-1-B-2 Zoning District. The results of the lot merger and LLA would bring both properties in closer conformance with the requirements of the Zoning Code.

Table 1. Existing and Proposed Lot Area and Width

	Parcel A		Parcel B	
	Lot Width	Lot Size	Lot Width	Lot Size
Existing	125 ft.	12,483 sq. ft.	100 ft.	19,974 sq. ft.
Proposed	116 ft. 5 in.	11,495 sq. ft. (after Merger)	110 ft.	20,962 sq. ft.

Table 4 identifies other key Zoning Code/LCP Implementation Plan topics and their applicability to the subject site and proposed LLA.

Table 4. Other Zoning Code/LCP Implementation Plan Topics

Topic	Applicability/Explanation	
Environmentally Sensitive Habitat Area	No	Not located in an Environmentally Sensitive Habitat Area.
Visual Resource Area	Yes	Located in a Visual Resource Area.
Public Access Area	No	Not located on a designated coastal access route.
Archaeologically Resource Area	No	Not in area of mapped or known resources.
Historic Resources	No	No historic resources exist on the site. However, the two houses are more than 50 years old.

Visual Resource Area

The site is located in the Highway One Corridor Visual Resource Area as identified in Zoning Code Section 18.37.020(A)(1). However, the proposed lot line adjustment would not create any visual change compared to what exists on the sites today. No physical change would take place as part of this proposal. Therefore, the proposed LLA and lot merger conform to the requirements of the Visual Resource Protection Standards of the Zoning Code.

Historic Resources

Both properties contain single family homes that were constructed more than 50 years ago. However, historic significance related to the two properties is not readily known. Figures 2 and 3 show the buildings as they currently exist on the sites.

The residence at 435 Dolores is of vernacular design with stucco siding and a tar and gravel roof. 575 Dolores Avenue residence is slightly more unique with the hip roof and wood shingle siding as distinguishing features. As shown in the building permit synopsis, the house has been substantially modified over the years. Due to the vernacular nature and the amount of modification over the years, neither property is likely eligible for the state or national register. In addition, the minor LLA and lot merger would not detract from any historic significance that may relate to the two properties because no physical change would take place.

Lot Merger

435 Dolores Avenue contains five 25-foot wide individual lots. The lots must be merged prior to finalizing the LLA. Therefore, a draft condition of approval (Condition #B3) addresses this requirement.

Lot Line Adjustment Conformance with the Subdivision Ordinance

The basic criteria for LLAs are established in the California Subdivision Map Act and the City of Half Moon Bay (HMB) Subdivision Ordinance, Title 17. Under both State and local regulations, LLAs are considered ministerial actions, meaning that the review of these applications is generally limited to ensuring that the technical requirements are met, and that the proposal conforms with local zoning standards. LLAs cannot be used to create additional lots and are limited to groups of no more than four lots. In Half Moon Bay, LLA's are subject to discretionary review only to ensure conformance with the requirements for a CDP.

Subdivision Ordinance Section 17.30.030 establishes criteria for evaluating LLAs. In residential and commercial districts, LLA proposals must be evaluated for: 1) Suitability of building sites created by the LLA; 2) Provision of adequate pedestrian, vehicle and emergency access to the affected lots; 3) Any change to the degree or extent of nonconformity of any existing legal nonconforming lots; and 4) Adequacy of existing easements or need for additional easements to ensure availability of water and other necessary services. These four criteria are evaluated below.

1. Suitability. The LLA will not adversely affect existing residential uses on these lots. As adjusted, Parcels A and B will meet zoning code standards for lot size and width and are consistent with the LUP and Zoning Map designations. The LLA does not facilitate development of any new primary residence; however, an accessory dwelling unit may be permitted on both Parcel A and B provided that the applicable development standards are met. The ability to add an ADU to Parcel A or B is already available and the LLA does not change buildout.

2. Access. As proposed, the adjoining side property line would be adjusted and would not affect the access to both Parcel A and B from Dolores Avenue, which is a paved street of sufficient width to provide adequate vehicular and emergency vehicle access to the subject lots. Consequently, street improvements are not required at this time.

3. Legal Nonconforming. The LLA will bring Parcel B into conformance with the R-1-B-2 zoning requirements. The lot merger associated with Parcel A will also create a legal lot for the property.

4. Easements. Except for City sewer access, all utilities are provided to the sites. Individual septic systems are contained within each property. Per the submitted topographic and boundary survey, no easements exist on either of the subject properties. No new easements are needed in order to provide access to the properties.

Environmental Review

The proposed lot reconfiguration is an area with an average slope of less than 20 percent and will not result in a change in land use or density. The project is therefore Categorically Exempt pursuant to California Code of Regulations Sections 15305(a), Minor Alterations in Land Use Limitations including minor lot line adjustments not resulting in the creation of any new parcels.

Conclusion

Based on the above analysis, staff concludes that the proposed lot line adjustment is consistent with the General Plan/Local Coastal Land Use Plan, the Zoning Code, and the Subdivision Ordinance; and conforms to the requirements of the California Environmental Quality Act. Staff recommends approval of the project based on the findings and conditions of approval (Exhibits A and B of the attached Draft Resolution).

ATTACHMENTS

1. Draft Resolution with Findings and Evidence, Exhibit A and Conditions of Approval, Exhibit B.
2. Recorded Lot Merger, 575 Dolores Avenue
3. Topographic and Boundary Survey
4. Lot Merger Exhibits
5. Lot Line Adjustment Exhibits

COMMUNITY DEVELOPMENT DIRECTOR RESOLUTION CDR-21-__
RESOLUTION FOR APPROVAL
PDP-21-11

COASTAL DEVELOPMENT PERMIT AND LOT LINE ADJUSTMENT TO ALLOW A LOT LINE ADJUSTMENT BETWEEN TWO PARCELS AT 435 DOLORES AVENUE (APN 065-194-110) AND 575 DOLORES AVENUE (APN 065-194-230) AND LOT MERGER FOR 575 DOLORES AVENUE

WHEREAS, an application was submitted requesting approval of a Coastal Development Permit and Lot Line Adjustment to allow a lot line adjustment between two parcels at 435 Dolores Avenue (APN 065-194-110) and 575 Dolores Avenue (APN 065-194-230); and

WHEREAS, a request was made for a Lot Merger to merge the individual lots associated with 435 Dolores Avenue; and

WHEREAS, the procedures for processing the application have been followed as required by law; and

WHEREAS, the Community Development Director conducted a duly noticed public hearing on November 17, 2021, at which time all those desiring to be heard on the matter were given an opportunity to be heard; and

WHEREAS, the Community Development Director considered all written and oral testimony presented for consideration; and

WHEREAS, the Community Development Director has determined that the requested Coastal Development Permit for a lot line adjustment is exempt from CEQA pursuant to California Code of Regulations Section 15305(a), which exempts minor alterations in land use limitations; and

WHEREAS, the Community Development Director has made the required findings for approval of the project, set forth in Exhibit A to this resolution;

NOW, THEREFORE, BE IT RESOLVED that, based upon the Findings in Exhibit A and subject to the Conditions of Approval contained in Exhibit B, the Community Development Director approves PDP-21-011.

PASSED AND ADOPTED by the City of Half Moon Bay Community Development Director at a duly noticed public hearing held November 17, 2021.

APPROVED:

Jill Ekas, Community Development Director

**EXHIBIT A
FINDINGS AND EVIDENCE
COMMUNITY DEVELOPMENT DIRECTOR RESOLUTION P-21-__
PDP-21-011**

Coastal Development Permit – Findings for Approval

The required Coastal Development Permit for this project may be approved or conditionally approved only after the approving authority has made the following findings per Municipal Code Section 18.20.070:

1. **Local Coastal Program** – *The development as proposed or as modified by conditions, conforms to the Local Coastal Program.*

Evidence: The proposal includes relocating the side property line that is currently located within the building footprint of 575 Dolores Avenue. By adjusting the lot line between the homes at 435 and 575 Dolores Avenue, several non-conforming conditions would be eliminated, including encroachments into the side yard setback and Maximum Building Envelope. After the lot line adjustment (LLA), development on both properties would more closely conform to the R-1-B-2 Zoning District requirements. Therefore, the project conforms to City requirements, will not impact coastal resources and is consistent with the policies of the City’s Land Use Plan (LUP). The proposal does not include the construction or demolition of any buildings and does not include grading or other ground disturbing activities. Consequently, it will not interfere with coastal access, degrade or block views of scenic resources. It will not adversely affect environmentally sensitive habitat areas, or historic, archaeological or paleontological resources.

Policy 9-8b: Land Divisions *Require land divisions, including lot line adjustments, to be designed in a manner that minimizes impacts to visual resources. Measures for minimizing visual impacts include the following:*

b. Prohibiting land divisions and adjustments that would create lots with insufficient space for development, including to avoid the need for fuel modification, without impacting visual resources;

Compliance: The proposed lot line adjustment between the two houses would eliminate the house encroachment on the neighboring property and allow for legal access along the western side of the 575 Dolores Avenue. No physical change would take place to the buildings or land as a result of the lot line adjustment. The lot line configuration resulting from the lot line adjustment will relocate the shared lot line to where the side yard fence currently exists without any physical change.

2. **Growth Management System** – *The development is consistent with the annual population limitation system established in the Land Use Plan and Zoning Ordinance.*

Evidence: The proposed project does not include new residential development; therefore, it is not subject to the City's growth management system.

3. **Zoning Provisions** – *The development is consistent with the use limitations and property development standards of the base district as well as the other requirements of the Zoning Ordinance.*

Evidence: The proposed lot reconfiguration conforms to the development standards of the applicable zoning districts and the existing uses are consistent with the permitted uses of the underlying zoning. Once completed, the lot line adjustment will eliminate the encroachment of the house at 575 Dolores Avenue into the property next door at 435 Dolores Avenue. The Lot Line Adjustment will also bring both properties in closer conformance with the applicable Zoning Ordinance requirements.

4. **Adequate Services** – *The proposed development will be provided with adequate services and infrastructure in a manner that is consistent with the Local Coastal Program.*

Evidence: No new construction or expansion of existing uses is proposed.

5. **California Coastal Act** – *Any development to be located between the sea and the first public road parallel to the sea conforms to the public access and public recreation policies of Chapter 3 of the California Coastal Act.*

Evidence: The project is located between the sea and the first public road parallel to the sea. The final City decision on this proposal is appealable to the California Coastal Commission. The proposal does not include new construction. Consequently, access to coastal recreation would not be impacted.

Criteria for review and approval of lot line adjustments – Findings

Each lot line adjustment application shall be reviewed with regard to the following criteria. In making these findings, the Community Development Director has considered the following lot line adjustment criteria set forth in Municipal Code Section 17.30.030.

1. *In residential, commercial, and industrial districts, the application shall be evaluated for the suitability of building sites created by the lot line adjustment.*

Evidence: The zoning designation for Parcels A and B is Residential Medium Density. The proposed lot reconfiguration conforms to the Land Use and Zoning Map designations for residential. Therefore, the resulting lots will be more suitable for the permitted uses when compared to the existing lot line configuration, and the lot reconfiguration will not adversely affect existing residential uses on these lots. As adjusted, Parcels A and B will meet zoning code standards for lot size and width and is consistent with the LUP and Zoning Map designations. The LLA does not facilitate development of any new primary residence.

2. *In reserve districts or open space and conservation districts, the lot line adjustment shall be evaluated to determine the suitability of the reconfigured sites for the permitted uses within those districts.*

Evidence: The subject parcels are not located in a reserve or open space district.

3. *All applications shall be evaluated for the provision for adequate pedestrian and vehicle access and emergency vehicle access to each lot that may be affected by the lot line adjustment.*

Evidence: The proposed lot line adjustment would not diminish pedestrian and vehicle access to any of the parcels involved because no parcels would be landlocked by the adjustment. As proposed, Access to both properties via the paved street along Dolores Avenue of sufficient width that provides adequate vehicular and emergency vehicle access to the subject lots.

4. *Existing legal nonconforming lots shall be evaluated to assure that the lot line adjustment does not increase the degree or extent of nonconformity.*

Evidence: The resulting configuration of the LLA conforms to the development standards of the R-1-B-2 Zoning District. The lot reconfiguration will also make Parcel B conform to the interior side yard setback and Maximum Building Envelope requirements of the R-1-B-2 Zoning District and eliminate building encroachments into the neighboring property at 435 Dolores Avenue. A Lot Merger is requested to merge the individual lots associated with the property at 435 Dolores Avenue. The lot merger is a ministerial action and is not subject to an appeal.

5. *Each affected staff member or agency shall review the proposed lot line adjustment to determine the adequacy of existing easements and, if necessary, shall make specific recommendations as to their requirements for additional easements, modifications to any existing easements, or the need for new easements.*

Evidence: LLA details were routed for review to City of Half Moon Bay Engineering, Public Works, Building, Coastside County Water District and the Coastside Fire Protection District. No new easements or modifications to existing easements were requested.

Environmental Review – Finding

CEQA – The project will not have a significant effect on the environment.

Evidence: The project is Categorically Exempt pursuant to California Code of Regulations Section 15305(a), Minor Alterations in Land Use Limitations including minor lot line adjustments not resulting in the creation of any new parcels.

EXHIBIT B
CONDITIONS OF APPROVAL
COMMUNITY DEVELOPMENT DIRECTOR RESOLUTION P-21-__
PDP-21-011

A. The following Conditions shall apply to the Coastal Development Permit:

1. LOT MERGER. Prior to finalizing the Lot Line Adjustment, the permittee shall obtain approval from the City of a Lot Merger to combine the lots related to 435 Dolores Avenue (APN: 065-194-110) into a single legal parcel of record and shall record the Lot Merger with the San Mateo County Recorder. (Planning)
2. CONFORMANCE WITH APPROVED PLANS. The Lot Line Adjustment shall conform to the Lot Line Adjustment Plat and Legal Descriptions date-stamped by the Surveyor (June 8, 2021), to the satisfaction of the Community Development Director. (Planning / Engineering)
3. CONFORMANCE WITH THE MUNICIPAL CODE. No part of this approval shall be construed to permit a violation of any part of the Half Moon Bay Municipal Code. (Planning)
4. EFFECTIVE DATE. The site is not located within the Coastal Commission Appeal Zone. This approval shall take effect after expiration of all City appeal periods. (Planning)
5. RECORDATION. The permittee shall record the Lot Line Adjustment in full conformance with these Conditions of Approval. The Lot Line Adjustment shall not be recorded until expiration of all City appeal periods and resolution of all appeals. The Permittee shall submit a copy of the recorded Lot Line Adjustment to the Community Development Director within 30 days of its recordation. (Planning)
6. PERMIT EXPIRATION. The Coastal Development Permit (CDP) shall expire one year from its date of final approval if the lot line adjustment has not commenced in conformance with this permit or the applicant has not obtained an extension of the permit. (Planning)
7. PERMIT EXTENSION. The Community Development Director may, at the Director's discretion, approve a Minor Amendment for a single one-year extension of this permit based on a written request and fee submitted to the City prior to expiration of the permit. Any other extension shall require approval of a Major Permit Amendment prior to expiration of the permit. Any Major Permit Amendment Application to extend the permit shall be filed a minimum of ninety (90) days prior to permit expiration to ensure adequate processing time. (Planning)
8. PERMIT RUNS WITH THE LAND. The approval runs with the land and the rights and obligations thereunder, including the responsibility to comply with conditions of approval, shall be binding upon successors in interest in the real property unless or until such permits are expressly abandoned or revoked. (Planning)

9. HOLD HARMLESS. The permittee agrees as a condition of approval of this application to indemnify, protect, defend with counsel selected by the City, and hold harmless, the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents, from and against an and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorney’s fees and disbursements (collectively, “Claims”) arising out of or in any way relating to the approval of this application, any actions taken by the City related to this entitlement, any review by the California Coastal Commission conducted under the California Coastal Act Public Resources Code Section 30000 et seq., or any environmental review conducted under the California Environmental Quality Act, Public Resources Code Section 210000 et seq., for this entitlement and related actions. The indemnification shall include any Claims that may be asserted by any person or entity, including the permittee, arising out of or in connection with the approval of this application, whether or not there is concurrent, passive or active negligence on the part of the City, and any agency or instrumentality thereof, and its elected and appointed officials, officers, employees and agents. The permittee’s duty to defend the City shall not apply in those instances when the permittee has asserted the Claims, although the permittee shall still have a duty to indemnify, protect and hold harmless the City. (City Attorney)

OWNER’S/PERMITTEE’S CERTIFICATION:

I have read and understand and hereby accept and agree to implement the foregoing conditions of approval of the Coastal Development Permit.

APPLICANT:

(Signature)

(Date)



Recording requested by:
City of Half Moon Bay

When recorded mail to:
Planning Department
City of Half Moon Bay
501 Main Street P.O. Box 338
Half Moon Bay, CA 94019

For Recorders Use

NOTICE OF PARCEL MERGER

In the City of Half Moon Bay, County of San Mateo, State of California

NOTICE IS HEREBY GIVEN that Dennis N. and Cynthia I. Kuhr, the owners of the certain real property described in Exhibit A attached hereto have made application for a parcel merger. The property owners and the City of Half Moon Bay hereby waive the notice of intention and request for hearing specified in Sections 66451.13 and 66451.14 of the Subdivision Map Act. This merger has been approved by the City of Half Moon Bay. The new parcel legal description is attached hereto as Exhibit B, and is generally described on the Parcel Merger Map attached hereto as Exhibit C and incorporated by reference.

6P

OWNER'S CERTIFICATE

This is to certify that the undersigned, as the fee title owner(s) of the land described within this parcel merger, requested preparation of this parcel merger and consents to recordation of this instrument. The owner hereby requests waiver of the Notice of Intention and Request for Hearing specified in Sections 66451.13 and 66451.14 of the Subdivision Map Act.

Dennis N. Kuhr
Owner's Signature

Cynthia I. Kuhr
Owner's Signature

DENNIS N. KUHR - OWNER
Typed or Printed Name and Interests

CYNTHIA I. KUHR - OWNER
Typed or Printed Name and Interests

ADVISORY AGENCYS' CERTIFICATE

This is to certify that the undersigned, as the authorized Advisory Agencies for the City of Half Moon Bay, have approved this parcel merger and authorize the waiver of the Intention and Request for Hearing in compliance with the Subdivision Map Act and local ordinances.

Bob Eppler
Bob Eppler, City Engineer

Ken Curtis
Ken Curtis, Planning Director

3/20/01
Date

3/20/01
Date

COASTSIDE LAND SURVEYING
799 MAIN STREET SUITE E
HALF MOON BAY, CA 94019
650 726-1715 FAX 650 726-4285.

EXHIBIT 'A'

Current Legal Descriptions

All that property situate in the State of California, County of San Mateo, City of Half Moon Bay, more particularly described as follows:

Lots 22 and 23, Block 6 as delineated upon that map entitled "BERNARDO STATION TRACT, HALF MOON BAY", filed in the Office of the Recorder of the County of San Mateo on February 12, 1906 in Book 'D' of Maps at page 8 and copied into Book 4 of Maps at page 8.

A.P.N. 065-194-100



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NM Page: 2 of 6

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**COASTSIDE LAND SURVEYING
799 MAIN STREET SUITE E
HALF MOON BAY, CA 94019
650 726-1715 FAX 650 726-4285**

EXHIBIT 'A'

Current Legal Descriptions

All that property situate in the State of California, County of San Mateo, City of Half Moon Bay, more particularly described as follows:

Lot 24, Block 6 as delineated upon that map entitled "BERNARDO STATION TRACT, HALF MOON BAY", filed in the Office of the Recorder of the County of San Mateo on February 12, 1906 in Book 'D' of Maps at page 8 and copied into Book 4 of Maps at page 8. A.P.N. 065-194-090



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COASTSIDE LAND SURVEYING
799 MAIN STREET SUITE E
HALF MOON BAY, CA 94019
650 726-1715 FAX 650 726-4285

EXHIBIT 'A'

Current Legal Descriptions

All that property situate in the State of California, County of San Mateo, City of Half Moon Bay, more particularly described as follows:

Lots 25, 26 and 27, Block 6 as delineated upon that map entitled "BERNARDO STATION TRACT, HALF MOON BAY", filed in the Office of the Recorder of the County of San Mateo on February 12, 1906 in Book 'D' of Maps at page 8 and copied into Book 4 of Maps at page 8.

A.P.N. 065-194-080



2001-037352
03/21/2001 01:39P
NM Page: 4 of 6

11/16/00
WO #63-00
KUHR
63-00.01C



**COASTSIDE LAND SURVEYING
799 MAIN STREET SUITE E
HALF MOON BAY, CA 94019
650 726-1715 FAX 650 726-4285**

EXHIBIT 'B'

Proposed Parcel One

All that property situate in the State of California, County of San Mateo, City of Half Moon Bay, more particularly described as follows:

Lots 22, 23, 24, 25, 26 and 27, Block 6 as delineated upon that map entitled "BERNARDO STATION TRACT, HALF MOON BAY", filed in the Office of the Recorder of the County of San Mateo on February 12, 1906 in Book 'D' of Maps at page 8 and copied into Book 4 of Maps at page 8.



2001-037352
03/21/2001 01:39P
NM Page: 5 of 6

11/16/00
WO #63-00
KUHR
63-00.01D

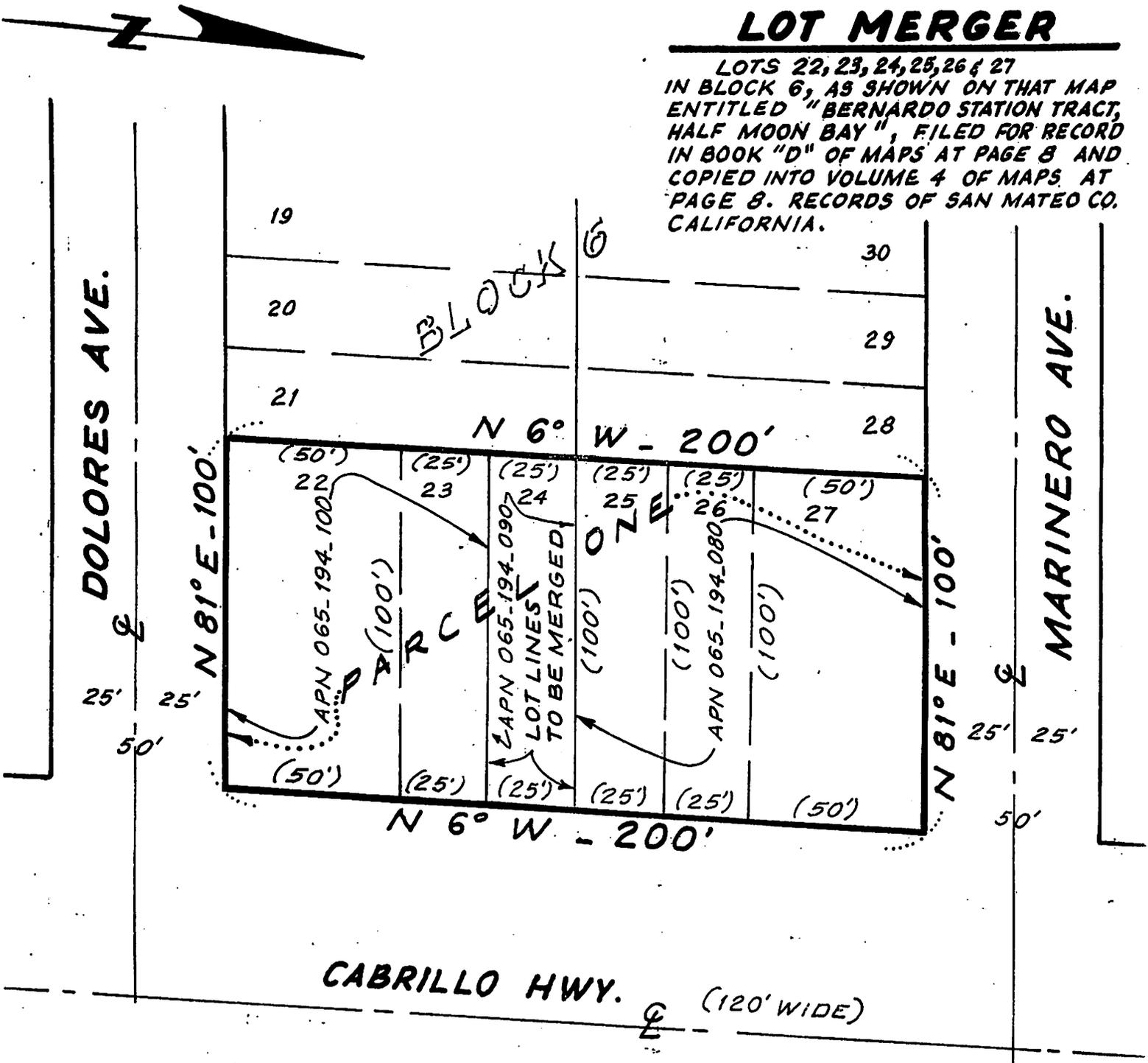
1 OF 1



EXHIBIT C

LOT MERGER

LOTS 22, 23, 24, 25, 26 & 27
 IN BLOCK 6, AS SHOWN ON THAT MAP
 ENTITLED "BERNARDO STATION TRACT,
 HALF MOON BAY", FILED FOR RECORD
 IN BOOK "D" OF MAPS AT PAGE 8 AND
 COPIED INTO VOLUME 4 OF MAPS AT
 PAGE 8. RECORDS OF SAN MATEO CO.
 CALIFORNIA.



OWNERS:

DENNIS KUHR & CYNTHIA KUHR
 575 DOLORES AVE.
 HALF MOON BAY, CA 94019
 (650) 726 0588



2001-037352
 03/21/2001 01:39P
 NM Page: 6 of 6

CITY OF HALF MOON BAY

Approved: Ken Curtis 3/20/01
 KEN CURTIS, Planning Director Date

Approved: Eddie Stein 3/13/01
 EDDIE STEIN, City Engineer Date
 R.C.E. 44189 exp. 06/30/01



COASTSIDE LAND SURVEYING

799 MAIN ST. SUITE 'E' HALF MOON BAY, CA 94019
 (650) 726-1715
 Nov. 2000

ATTACHMENT 3

ENGINEER'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC AND BOUNDARY SURVEY MADE BY ME OR UNDER MY DIRECTION AT THE REQUEST OF

DENNIS KUHR AND PABLO JAIMIE IN: MARCH 2021

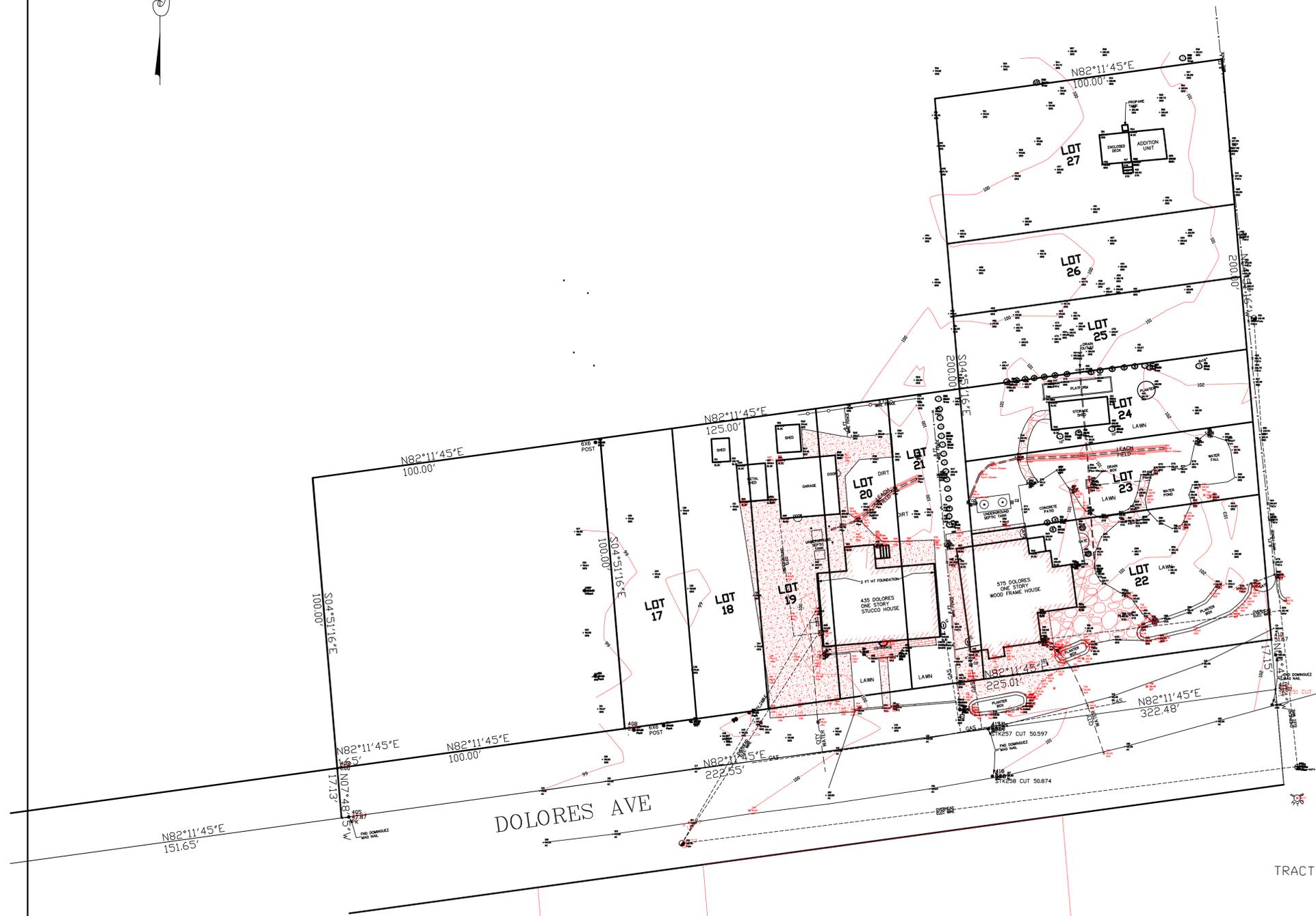
I HEREBY STATE THAT THE TOPOGRAPHIC AND BOUNDARY SHOWN ON THIS MAP IS BASED UPON A SURVEY MADE BY ME.

Carlos Dominguez

8/3/2021

CARLOS R. DOMINGUEZ
R.C.E. NO C 26949

DATE



CARRILLO HIGHWAY (STATE HIGHWAY NO.1)

- LEGEND
- PROPERTY LINE
 - - - ADJOINER PROPERTY LINE
 - FOUND CITY MONUMENT
 - ◆ BENCHMARK
 - ⊕ WATER VALVE
 - ⊙ WATER METER
 - ⊗ FIRE HYDRANT
 - ⊠ HOSEBID
 - ⊞ CLEANOUT
 - ⊚ ELECTRICAL PANEL
 - ⊙ GAS METER
 - ⊙ JOINT POLE
 - ⊙ STREET SIGN
 - ⊙ MAIL BOX
 - ⊙ TREE

TOPOGRAPHIC AND BOUNDARY SURVEY

LOTS 17 THROUGH 27 BLOCK 8 AS DESCRIBED IN SUBDIVISION MAP OF BERNADO STATION TRACT VOLUME 8, PAGE 4 SAN MATEO COUNTY, RECORDS OF SAN MATEO COUNTY FEBRUARY, 12TH, 1906

435 DOLORES AVE & 575 DOLORES AVE
HALF MOON BAY
SAN MATEO COUNTY, CALIFORNIA

DOMINGUEZ ASSOCIATES LLC
4360 COOPER HOLLOW RD. DALLAS, OR 97338
(650) 359-0947 CARLOS@DOMINGUEZASSOCIATES.COM

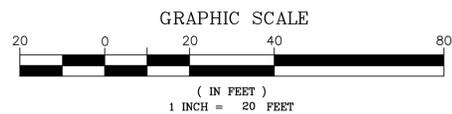


EXHIBIT A

Current legal description

Real Property in the City of Half Moon Bay, County of San Mateo, State of California, described as follows:

LOTS 17, 18, 19, 20, AND 21, IN BLOCK 6 AS DELINIATED UPON THAT CERTAIN MAP ENTITLED, "BERNARDO STATION TRACT, HALF MOON BAY", FILLED FOR RECORD ON FEBRUARY 12, 1906 IN BOOK D OF MAPS AT PAGE 8 AND COPIED INTO BOOK 4 OF MAPS AT PAGE 8 IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO CALIFORNIA.

APN: 065-194-110



Exp 3-31-2023

EXHIBIT B

Legal description for merger

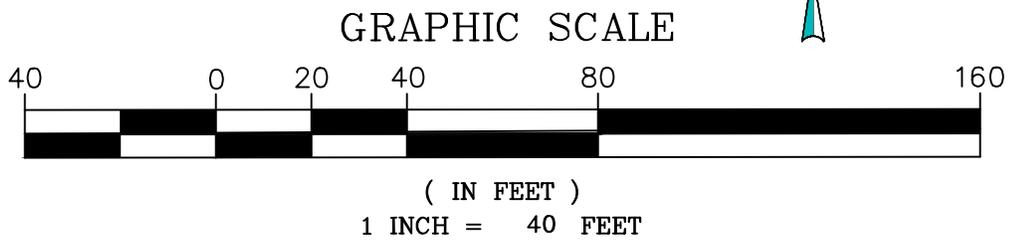
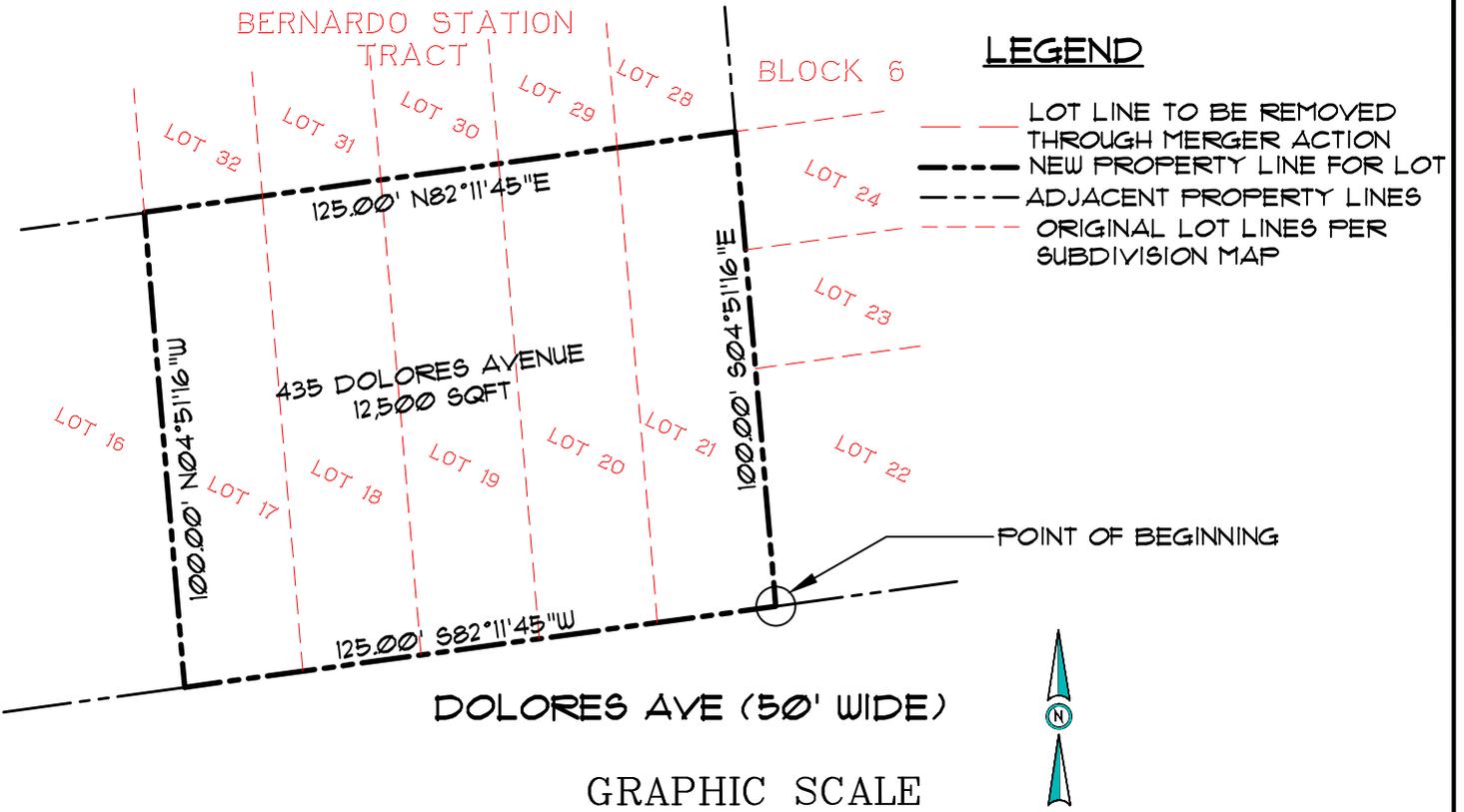
Real Property in the City of Half Moon Bay, County of San Mateo, State of California, described as follows:

Beginning at Southeasterly corner of lot 21 on Dolores Avenue from Bernardo Station Tract Half Moon Bay Book 4 Page 8 recorded February 12, 1906, thereon South 82° 11' 45" West 125 feet; thence North 04° 51' 16" West 100.00 feet; thence North 82° 11' 45" East 125 feet; thence South 04° 51' 16" East 100.00 feet to point of beginning.

Area of merger 12,500 square feet.



Exp 3-31-2023



MAZIAR BOZORGINIA,
 CITY ENGINEER
 RCE 76723

DATE: _____

JILL EKAS,
 COMMUNITY DEVELOPMENT DIR.

DATE: _____



DOMINGUEZ ASSOCIATES LLC
 4360 COOPER HOLLOW RD.
 DALLAS, OR. 97338
 (650) 359-0947 carlos@sanfranmail.com

EXHIBIT C
 MERGER OF LOTS 17, 18, 19, 20 AND 21 IN
 BLOCK 6 BOOK D PAGE 8, AND COPIED
 INTO BOOK 4 OF MAPS AT PAGE 8

DATE 6-8-21
SCALE 1" = 40'
SHEET 3 OF 3

Parcel name: 435 DOLORES AVE

	North: 772.5109	East : 2025.3044
Line	Course: S 82-11-45 W	Length: 125.00
	North: 755.5374	East : 1901.4621
Line	Course: N 04-51-16 W	Length: 100.00
	North: 855.1787	East : 1892.9996
Line	Course: N 82-11-45 E	Length: 125.00
	North: 872.1522	East : 2016.8419
Line	Course: S 04-51-16 E	Length: 100.00
	North: 772.5109	East : 2025.3044

Perimeter: 450.00 Area: 12,483 Sq Ft 0.29 Ac.

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0000 Course: S 00-00-00 W
Error North: -0.00000 East : 0.00000
Precision 1: 450,000,000.00

ATTACHMENT 5

EXHIBIT A

Existing legal descriptions

PARCEL A:

Real Property in the City of Half Moon Bay, County of San Mateo, State of California, described as follows:

LOTS 17, 18, 19, 20, AND 21, IN BLOCK 6 AS DELINIATED UPON THAT CERTAIN MAP ENTITLED, "BERNARDO STATION TRACT, HALF MOON BAY", FILLED FOR RECORD ON FEBRUARY 12, 1906 IN BOOK D OF MAPS AT PAGE 8 AND COPIED INTO BOOK 4 OF MAPS AT PAGE 8 IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO CALIFORNIA.

APN: 065-194-110 and 065-019-194-11

PARCEL B:

Real property in the City of Half Moon Bay, County of San Mateo, State of California, described as follows:

LOTS 22, 23, 24, 25, 26 AND 27, BLOCK 6 AS DELINEATED UPON THAT MAP ENTITLED "BERNARDO STATION TRACT, HALF MOON BAY", FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO ON FEBRUARY 12, 1906 IN BOOK 'D' OF MAPS AT PAGE 8 AND COPIED INTO BOOK 4 OF MAPS AT PAGE 8.

APN: 065-194-230

EXHIBIT B

New legal descriptions

Real Property in the City of Half Moon Bay, County of San Mateo, State of California, described as follows:

PARCEL A:

Beginning at Southeasterly corner of lot 23 on Dolores Avenue and Cabrillo Highway from Bernardo Station Tract Half Moon Bay Book 4 Page 8 recorded February 12, 1906, thereon South $82^{\circ} 11' 45''$ West 108.58 feet to point of beginning; thence South $82^{\circ} 11' 45''$ West 116.42 feet; thence North $04^{\circ} 51' 16''$ West 100.00 feet; thence North $82^{\circ} 11' 45''$ East 113.46 feet; thence South $06^{\circ} 49' 22''$ East 58.87 feet; thence South $06^{\circ} 25' 43''$ East 24.82 feet; thence South $05^{\circ} 45' 00''$ East 16.20 feet to point of beginning.

PARCEL B:

Beginning at Point of Beginning at Southeasterly corner of lot 23 on Dolores Avenue and Cabrillo Highway from Bernardo Station Tract Half Moon Bay Book 4 Page 8 recorded February 12, 1906; thence South $82^{\circ} 11' 45''$ West 108.58 feet; thence North $05^{\circ} 45' 00''$ West 16.20 feet; thence North $06^{\circ} 25' 43''$ West 24.82 feet; thence North $06^{\circ} 49' 22''$ West 58.87 feet; thence North $82^{\circ} 11' 45''$ East 11.54 feet; thence North $04^{\circ} 51' 16''$ West 100.00 feet; thence North $82^{\circ} 11' 45''$ East 100.00 feet; thence South $04^{\circ} 51' 16''$ East 200.00 feet to point of beginning.

MAZIAR BOZORGINIA,
CITY ENGINEER
RCE 76723

DATE:

JILL EKAS,
COMMUNITY DEVELOPMENT DIR.

DATE:

BERNARDO STATION TRACT

MARINERO AVE.

100.00' N82°11'45"E

CABRILLO HIGHWAY

PARCEL B
20,962 SQ FT

PARCEL A
11,495 SQ FT

BLOCK 6

OUTLINE OF BUILDING

OUTLINE OF BUILDING

P.O.B FOR PARCEL B

P.O.B FOR PARCEL A

DOLORES AVE



GRAPHIC SCALE



(IN FEET)
1 INCH = 40 FEET



DOMINGUEZ ASSOCIATES LLC

4360 COOPER HOLLOW RD.
DALLAS, OR 97338
(650) 359-0947 carlos@sanfranmail.com

EXHIBIT C

**LOT LINE ADJUSTMENT FOR
435 & 575 DOLORES AVE, HALF MOON BAY, CA**

DATE 06-08-21
SCALE 1" = 40'
SHEET 4 OF 4

Parcel name: PARCEL A

North:	772.5109	East :	2025.3044
Line Course:	S 82-11-45 W	Length:	125.00
	North: 755.5374	East :	1901.4621
Line Course:	N 04-51-16 W	Length:	100.00
	North: 855.1787	East :	1892.9996
Line Course:	N 82-11-45 E	Length:	125.00
	North: 872.1522	East :	2016.8419
Line Course:	S 04-51-16 E	Length:	100.00
	North: 772.5109	East :	2025.3044

Perimeter: 450.00 Area: 12,483 Sq Ft 0.29 Ac.

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0000 Course: S 00-00-00 W
Error North: -0.00000 East : 0.00000
Precision 1: 450,000,000.00

Parcel name: PARCEL B

North:	817.9531	East :	2172.4605
Line Course:	S 82-11-45 W	Length:	100.00
	North: 804.3743	East :	2073.3867
Line Course:	N 04-51-16 W	Length:	200.00
	North: 1003.6569	East :	2056.4618
Line Course:	N 82-11-45 E	Length:	100.00
	North: 1017.2356	East :	2155.5356
Line Course:	S 04-51-16 E	Length:	200.00
	North: 817.9531	East :	2172.4605

Perimeter: 600.00 Area: 19,974 Sq Ft 0.46 Ac.

Mapcheck Closure - (Uses listed courses, radii, and deltas)
Error Closure: 0.0000 Course: S 90-00-00 E
Error North: 0.00000 East : 0.00000
Precision 1: 600,000,000.00

Parcel name: (N) PARCEL B

	North: 462.4940	East : 2510.1370
Line	Course: S 82-11-45 W	Length: 108.58
	North: 447.7502	East : 2402.5626
Line	Course: N 05-45-00 W	Length: 16.20
	North: 463.8687	East : 2400.9396
Line	Course: N 06-25-43 W	Length: 24.82
	North: 488.5326	East : 2398.1606
Line	Course: N 06-49-22 W	Length: 58.87
	North: 546.9857	East : 2391.1669
Line	Course: N 82-11-45 E	Length: 11.54
	North: 548.5527	East : 2402.6001
Line	Course: N 04-51-16 W	Length: 100.00
	North: 648.1940	East : 2394.1376
Line	Course: N 82-11-45 E	Length: 100.00
	North: 661.7727	East : 2493.2114
Line	Course: S 04-51-16 E	Length: 200.00
	North: 462.4902	East : 2510.1363

Perimeter: 620.01 Area: 20,962 Sq Ft 0.48 Ac.

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0039 Course: S 09-35-17 W

Error North: -0.00383 East : -0.00065

Precision 1: 158,976.92

Parcel name: (N) PARCEL A

	North: 396.4511	East : 2378.9393
Line	Course: S 82-11-45 W	Length: 116.42
	North: 380.6427	East : 2263.5976
Line	Course: N 04-51-16 W	Length: 100.00
	North: 480.2840	East : 2255.1351
Line	Course: N 82-11-45 E	Length: 113.46
	North: 495.6905	East : 2367.5442
Line	Course: S 06-49-22 E	Length: 58.87
	North: 437.2374	East : 2374.5379
Line	Course: S 06-25-43 E	Length: 24.82
	North: 412.5735	East : 2377.3169
Line	Course: S 05-45-00 E	Length: 16.20
	North: 396.4550	East : 2378.9399

Perimeter: 429.77 Area: 11,495 Sq Ft 0.26 Ac.

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0039 Course: N 09-35-17 E

Error North: 0.00383 East : 0.00065

Precision 1: 110,197.44