



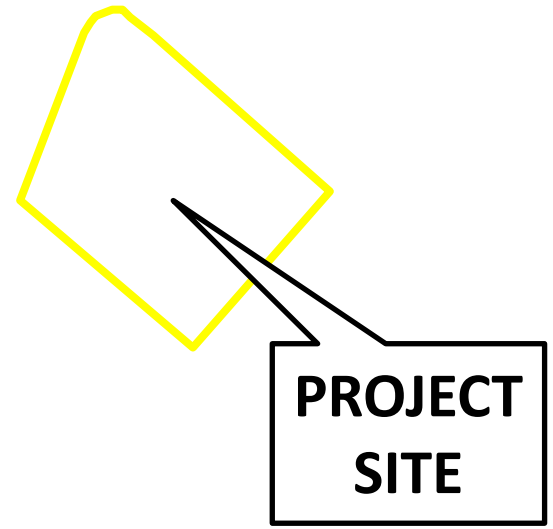
BOARD OF SUPERVISORS

Board of Supervisors Chambers
400 County Center, Redwood City

ITEM # 8

Owner: **Kardosh Mounir**
Applicant: **Moshe Dinar**
File Number: **PLN2019-00252**
Location: **1301 and 1311 Woodside Rd, Sequoia Tract**
APN: **069-311-250 and 069-311-340**

Project Description:
Consideration of an Initial Study and Mitigated Negative Declaration, General Plan Amendment, Zoning Map Amendment, Major Subdivision, and Grading Permit to construct a 6-unit 18,550 sq. ft. townhouse development consisting of two (2) three-story buildings and 12 parking spaces, on two existing parcels (combined 13,225 sq. ft.). The two existing single-family residences are proposed to be demolished.





ADJACENT LAND USES

SINGLE
FAMILY
RESIDENTIAL

COMMERCIAL

COMMERCIAL

COMMERCIAL

PROJECT
SITE

RUTHERFORD AVE

MULTI
FAMILY
RESIDENTIAL

WOODSIDE RD

MULTI
FAMILY
RESIDENTIAL



COUNTY OF
SAN MATEO



View from Rutherford Ave towards Woodside Rd



**STREET
VIEW**



PROJECT SCOPE

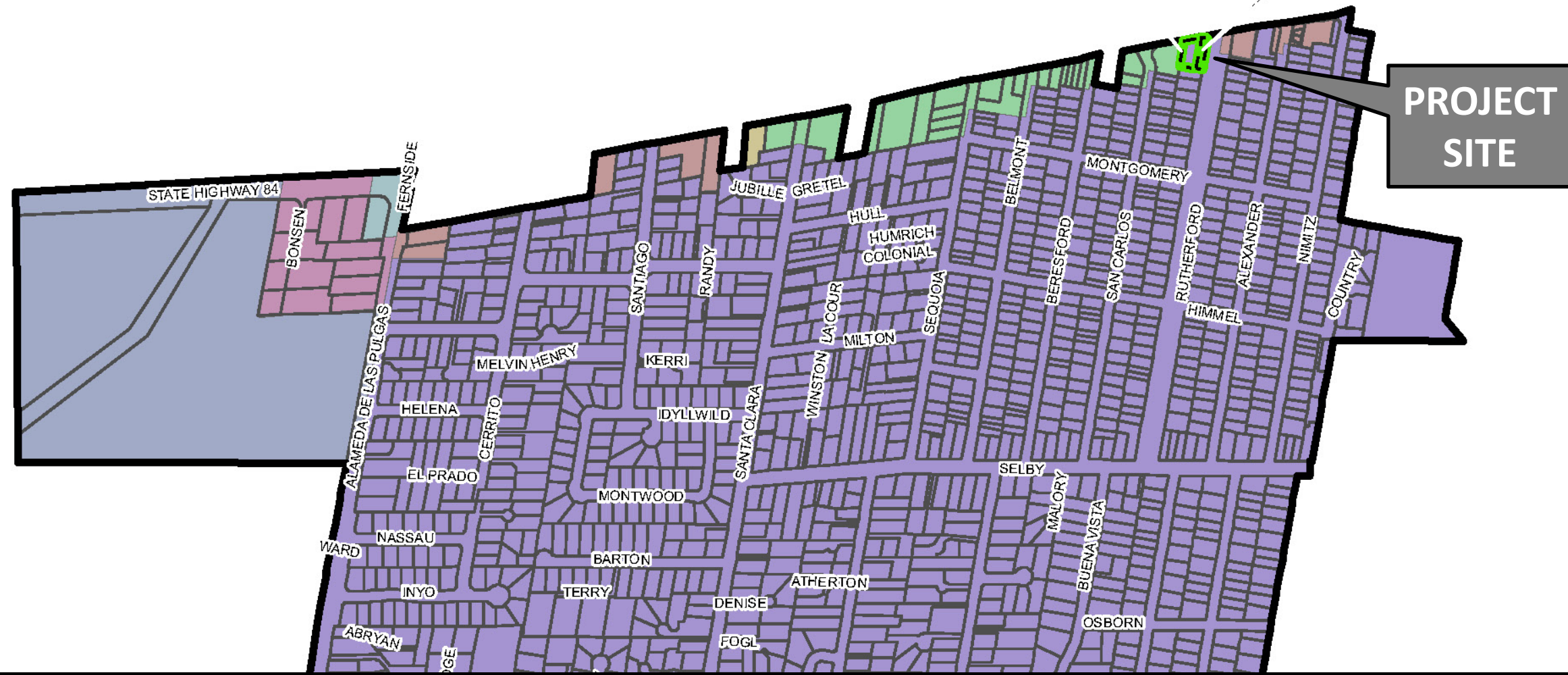
Property Size: 13,225 sq. ft.

Total Building Size: 18,550 sq. ft.

House No.	Bedrooms	Size
A	4	3242 S.F
B	4	2650 S.F.
C	2	1846 S.F.
D	4	2214 S.F.
E	4	2214 S.F.
F (Affordable)	4	2214 S.F.

GENERAL PLAN MAP

Change from Medium Density (6.1 – 8.7 du/ac) to High Density (17.5 – 87.0 du/ac).

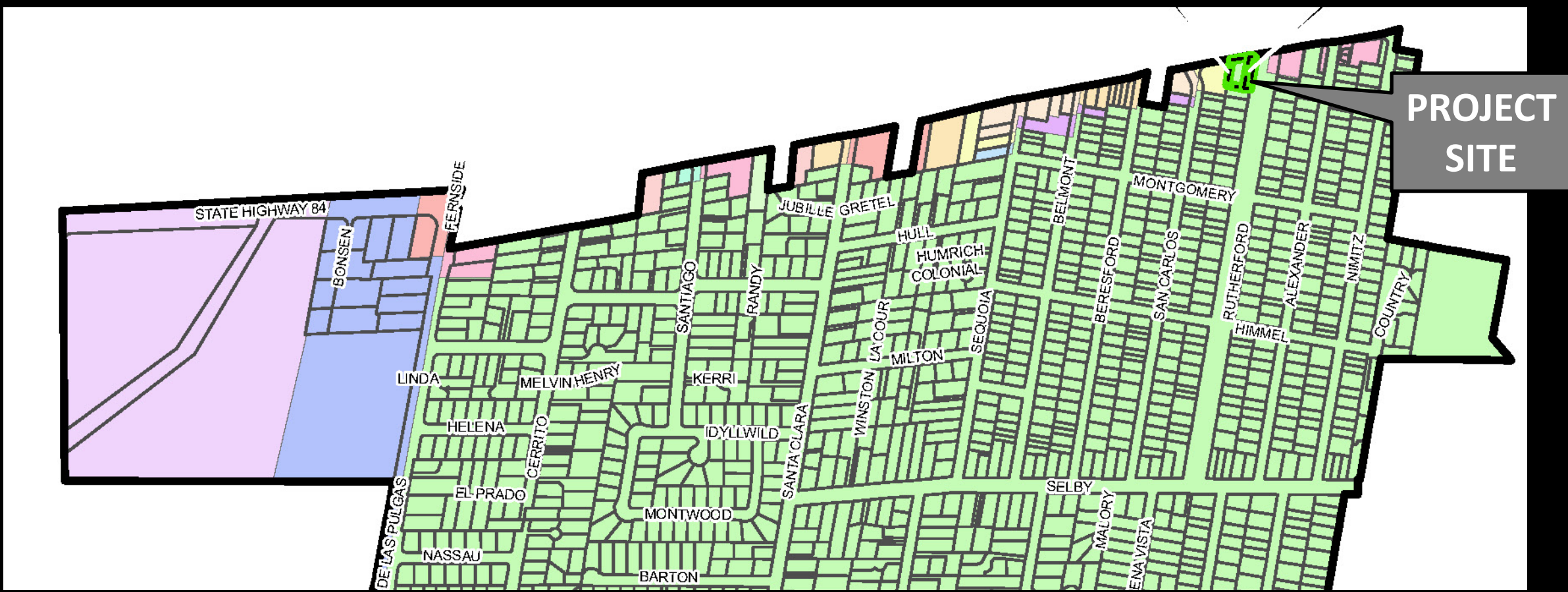


General Plan Land Use Designation

- High Density Residential
- Institutional
- Medium Density Residential
- Medium High Density Residential
- Medium Low Density Residential
- Neighborhood Commercial
- Office Commercial

ZONING MAP

Change from One-family Residential (R-1) to Multiple-family Residential (R-3).



Zone	
[Light Orange Box]	C-1/S-1
[Yellow Box]	C-1/S-3
[Orange Box]	C-1/S-7
[Light Green Box]	O
[Red Box]	O/S-7
[Purple Box]	P
[Light Green Box]	R-1/S-74
[Blue Box]	R-1/S-9
[Pink Box]	R-3/S-1



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SAN MATEO

WEST ELEVATION – FACING WOODSIDE ROAD



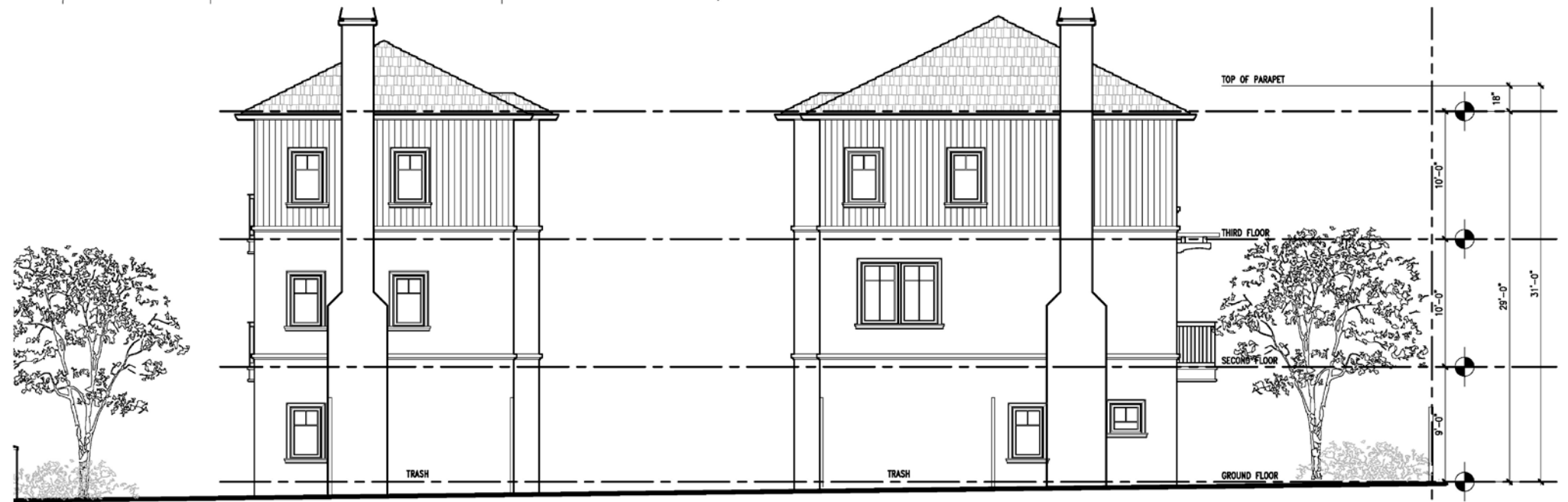
**COUNTY OF
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NORTH ELEVATION - RUTHERFORD AVENUE

NORTH ELEVATION – FACING RUTHERFORD AVENUE

WEST ELEVATION - COURTYARD



SOUTH ELEVATION
(Facing Commercial Bldg)



(Facing Residential Use)

EAST ELEVATION

EXTERIOR ELEVATION

SCALE: 3/16" = 1'-0"



COUNTY OF
SAN MATEO

ELEVATIONS

SITE/ GROUND LEVEL PLAN

- 12
Covered
Parking
Spaces
(2-car
garage
per unit)



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**SECOND
LEVEL
PLAN**

THIRD LEVEL PLAN



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LANDSCAPE PLAN

- Removal of ten (10) significant trees, including 9 Oak trees
- 15 -24" Box Trees
- 2 - 15-gallon Oak trees
- Shrubs
- Groundcover



REGULATIONS CONFORMANCE

- ✓ **Rezoning to R-3/S-3**
 - ✓ Height & Lot Coverage under maximum allowed; Complies with Setbacks
 - ✓ The proposed rezoning of the parcel meets the public necessity, convenience, and the general welfare of the community

- ✓ **General Plan Amendment**
 - ✓ The General Plan Land Use Map Amendment is compatible with adjacent land uses and will not be in conflict with the policies of the General Plan



REGULATIONS CONFORMANCE

General Plan:

- ✓ **General Land Use and Urban Land Use**
 - ✓ Urban area where infrastructure and services are available
 - ✓ Increases diversity of housing type and opportunities for the area
 - ✓ High Density Residential land use designation adjacent to commercial land uses, near employment centers, next to public services and facilities



REGULATIONS CONFORMANCE

- ✓ **Water Supply and Wastewater**
 - ✓ Water and sewer capacity have been confirmed for the project.
- ✓ **Transportation**
 - ✓ Project's expected trip generation (38 trips) is considered a "small project" and falls below C/CAG and CEQA significance thresholds
- ✓ **Visual Quality Policies**
 - ✓ Design works to protect and enhance the visual quality of the neighborhood through good design



REGULATIONS CONFORMANCE

- ✓ **Housing Element**
 - ✓ Demolition of 2 single-family residences; Replaces with 6 townhouse units
 - ✓ General Plan Amendment and rezoning of underutilized land for higher density residential development to help meet the County's Regional Housing Need Allocation.
 - ✓ Promotes a range of housing development in proximity to transit and in commercial districts



REGULATIONS CONFORMANCE

- ✓ **Inclusionary Requirement for Affordable Housing**
 - ✓ Multiple-family development creating 5 or more units: A minimum of 20% of total units constructed must be designated for sale or rent to extremely low, very low, or low-income households.
 - ✓ One designated affordable housing unit.
 - ✓ Condition 3 requires the Owner to enter into agreement with the County for the maintenance of an affordable rental rate for the dwelling unit.



REGULATIONS CONFORMANCE

- ✓ **Subdivision Regulations**
 - ✓ Project meets criteria for exception to lot width and street frontage due to attached and narrow nature of townhouse development
 - ✓ Project is physically suitable for the site



REGULATIONS CONFORMANCE

- ✓ **Grading Regulations**
 - ✓ Minimizes Grading: 220 cubic yards of cut and 60 cubic yards of fill
 - ✓ Grading/drainage reviewed by Geotechnical Section and the Department of Public Works
 - ✓ Erosion control measures required



ENVIRONMENTAL REVIEW

Initial Study and Mitigated Negative Declaration prepared

- Circulated for 30-day public review period
 - August 11 to September 10, 2021
- Native American Heritage Commission
 - Consultation outreach (no consultation requests received)
- No comments were received



PLANNING COMMISSION PUBLIC HEARING

The Planning Commission Action:

Recommended approval of the project to the Board of Supervisors at its December 8, 2021 meeting.



RECOMMENDATION

That the Board of Supervisors:

Adopt the Mitigated Negative Declaration and approve the General Plan Amendment, Zoning Map Amendment, Major Subdivision, and Grading Permit, County File Number PLN 2019-00252, by making the required findings and adopting the conditions of approval identified in the staff report.



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