



BOARD OF SUPERVISORS

Board of Supervisors Chambers
400 County Center, Redwood City

ITEM # 4

Owner: **Radara LTD**
Applicant: **Nancy Berghold, Studio Berghold**
File Number: **PLN2018-00271**
Location: **501 Palmer Lane, North Fair Oaks**
APN: **060-162-130**

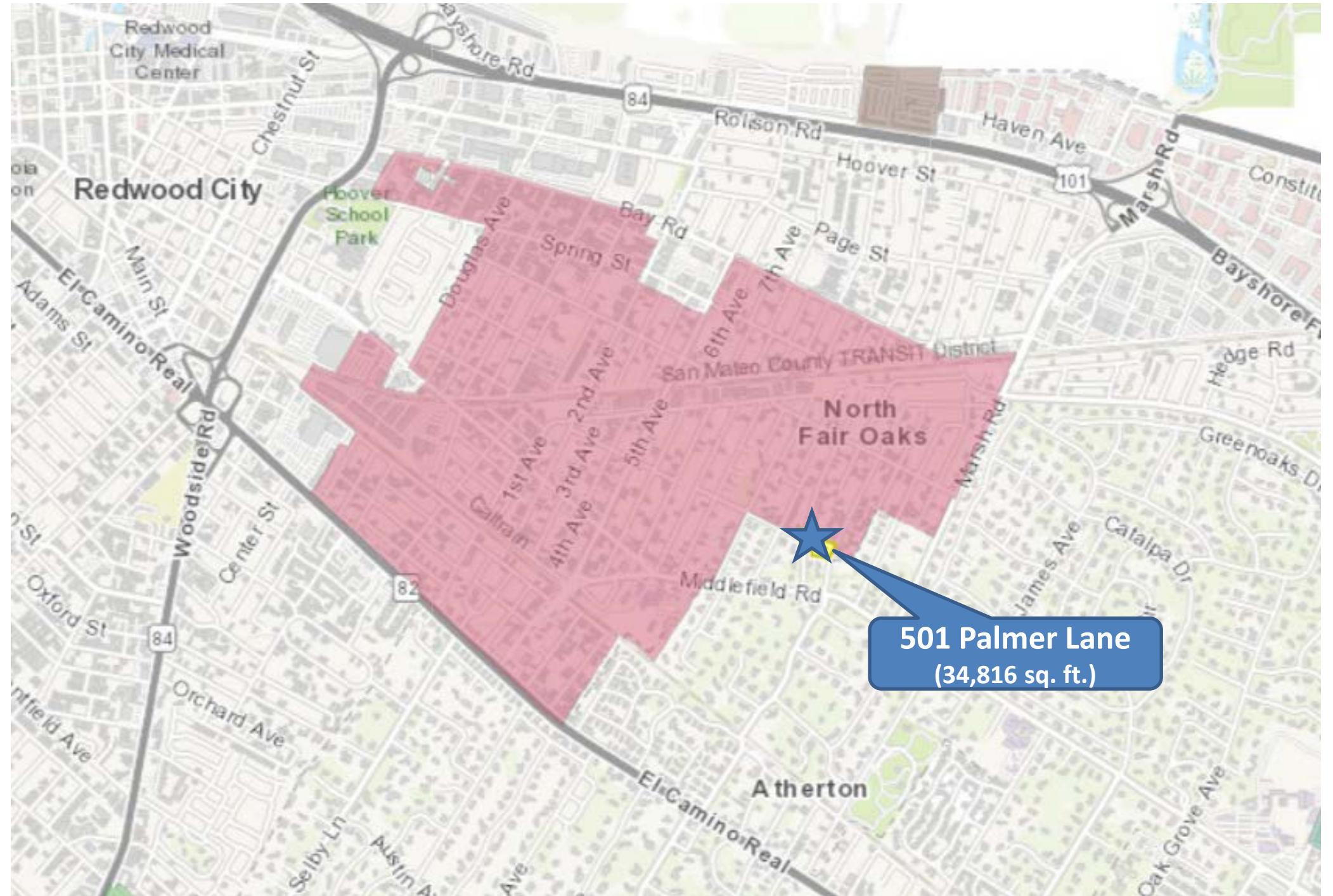
Project Description:

General Plan Map Amendment, Zoning Map Amendment, Minor Subdivision, and Grading Permit to support a 3-lot subdivision.



PROJECT LOCATION:

501 Palmer Lane,
North Fair Oaks





BACKGROUND:

- Parcel split between the County and Town of Atherton boundary.
- 2018: San Mateo LAFCo approved minor sphere-of-influence amendment and detachment from Town.





PROJECT PROPOSAL:

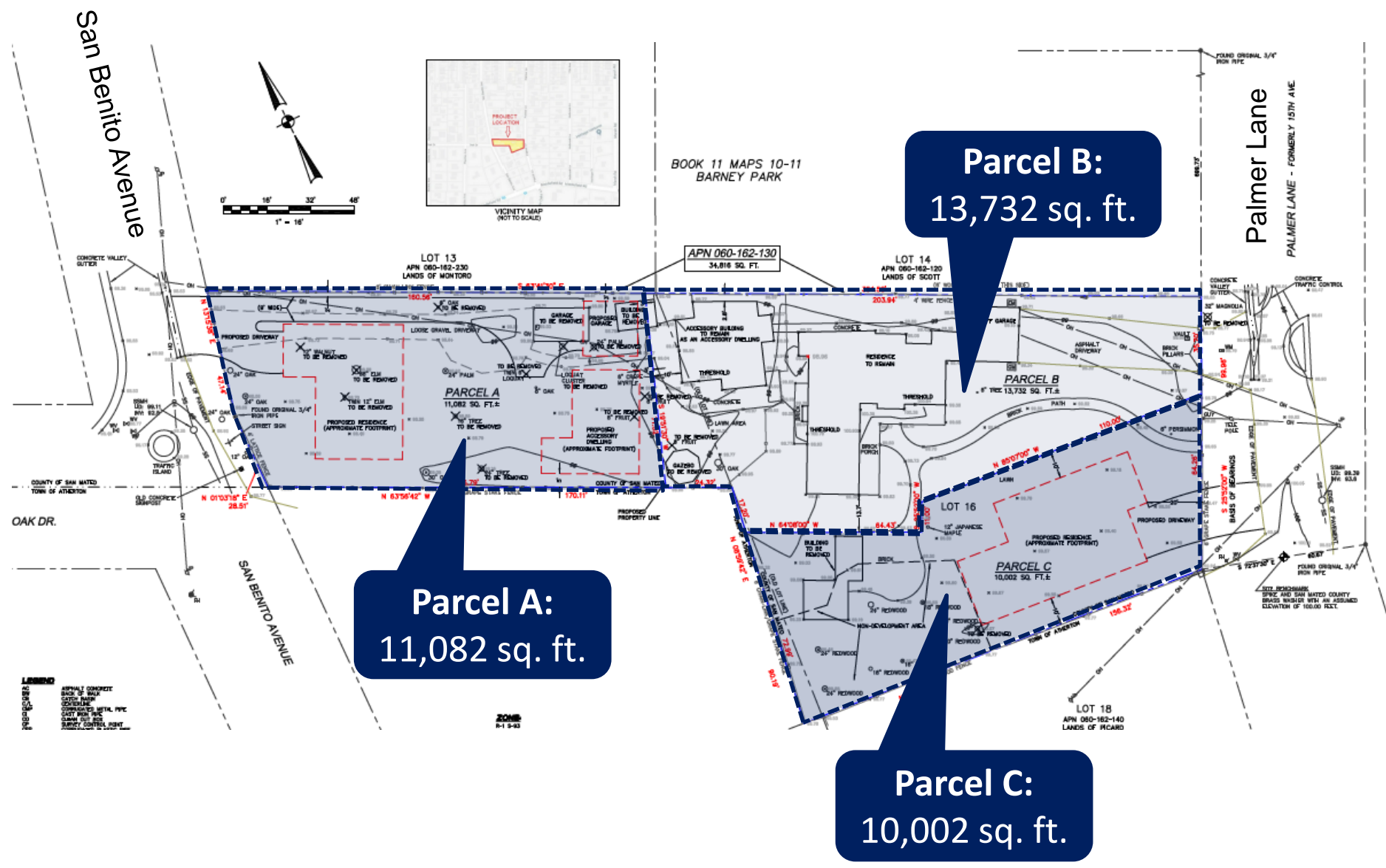
- General Plan Map Amendment
 - *Single-family Residential*
- Zoning Map Amendment
 - *R-1/S-93*
- Minor Subdivision
 - *3 lots*
- Grading Permit
 - *470 cubic yards*
 - *4 significant trees (removal)*

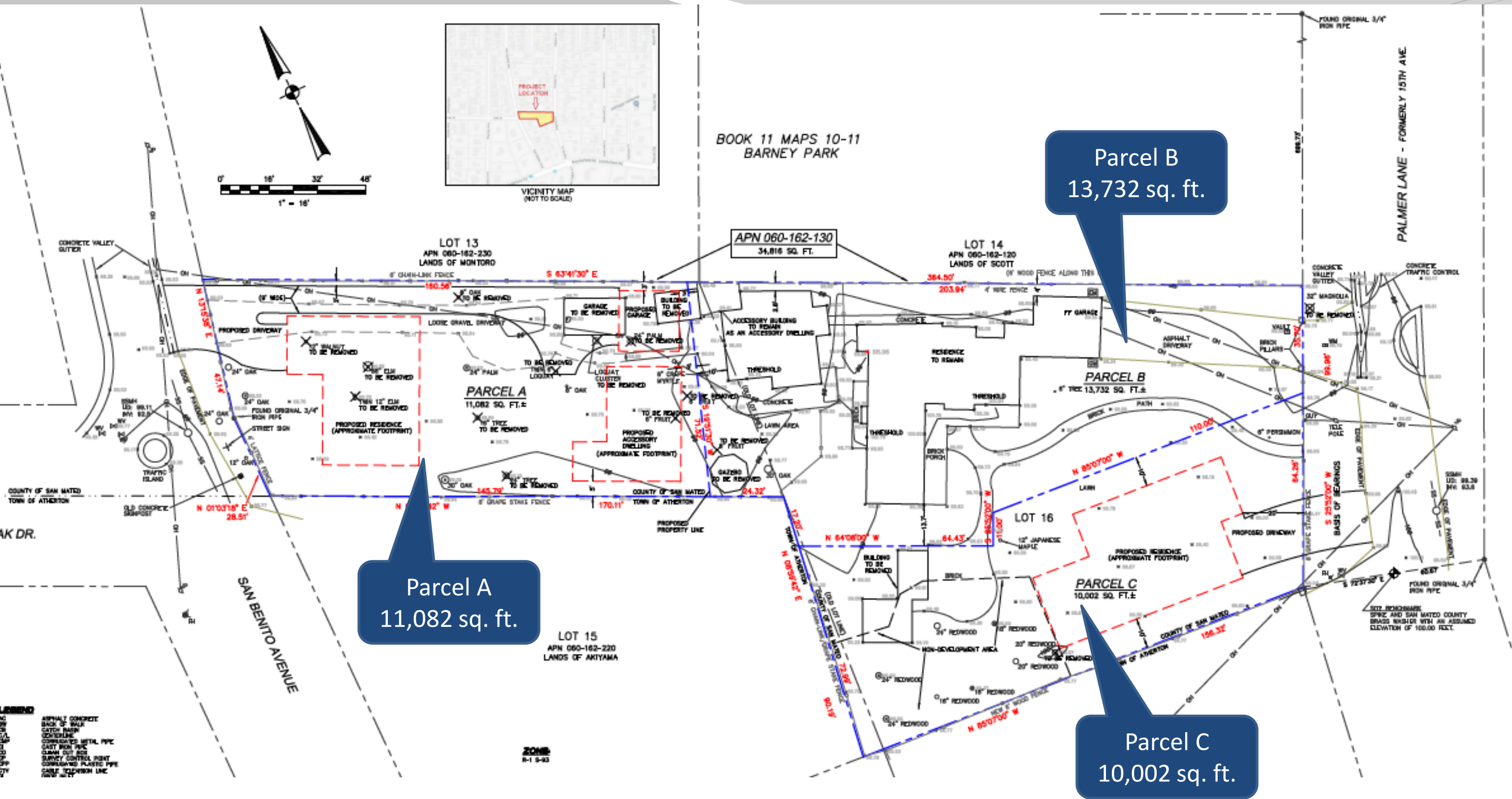




PROJECT DESCRIPTION:

- General Plan Map Amendment
 - *Single-family Residential*
- Zoning Map Amendment
 - *R-1/S-93*
- Minor Subdivision
 - *3 lots*
- Grading Permit
 - *470 cubic yards*
 - *4 significant trees (removal)*





Parcel A
11,082 sq. ft.

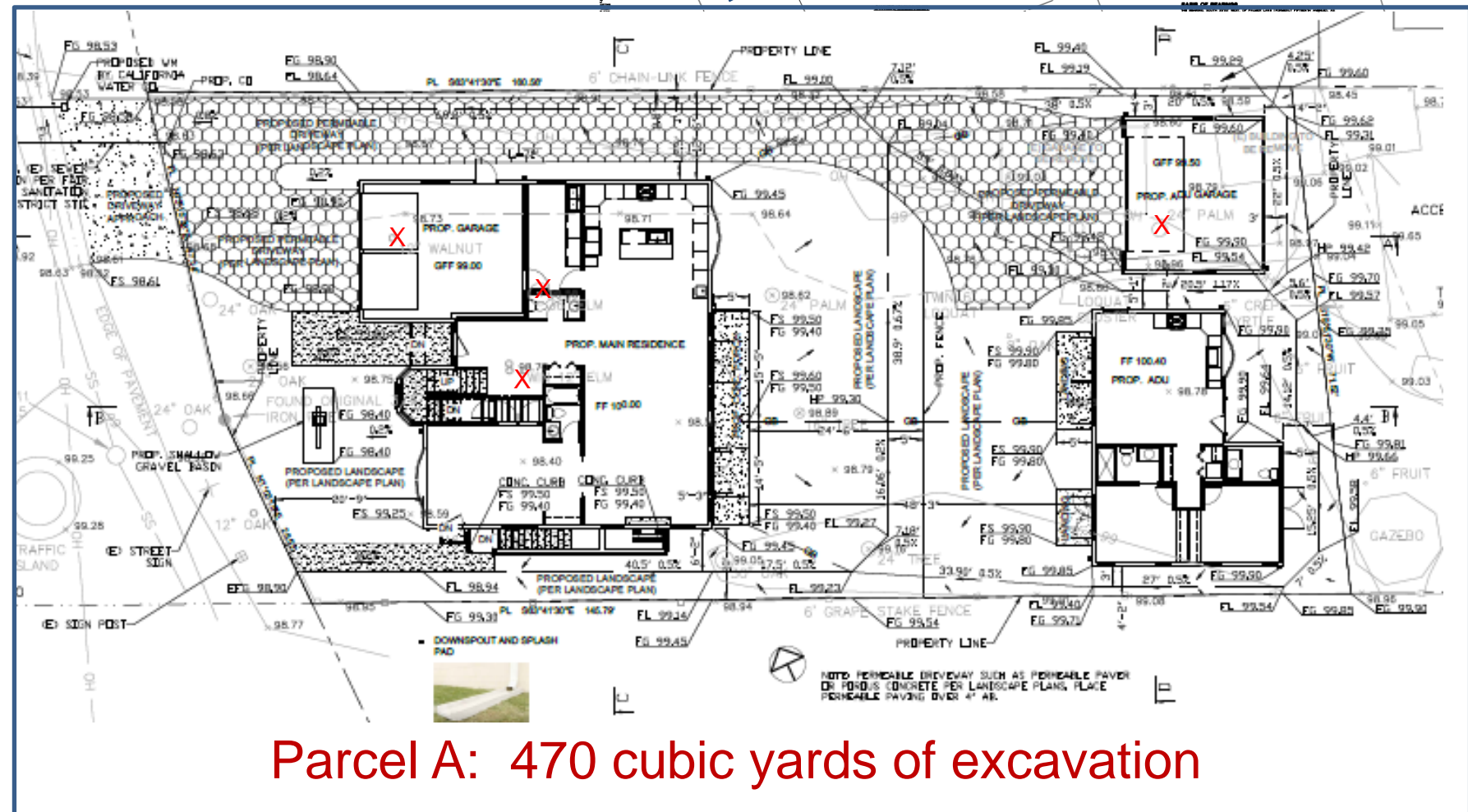
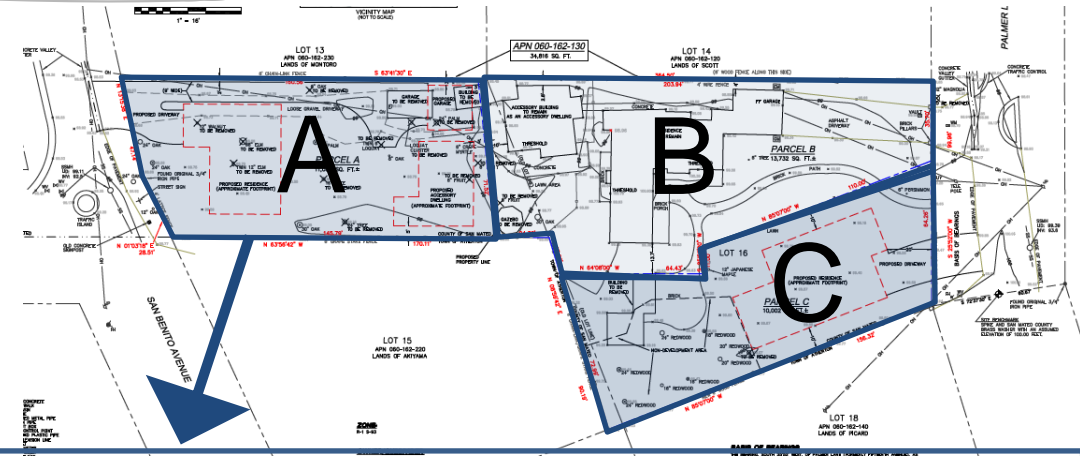
Parcel B
13,732 sq. ft.

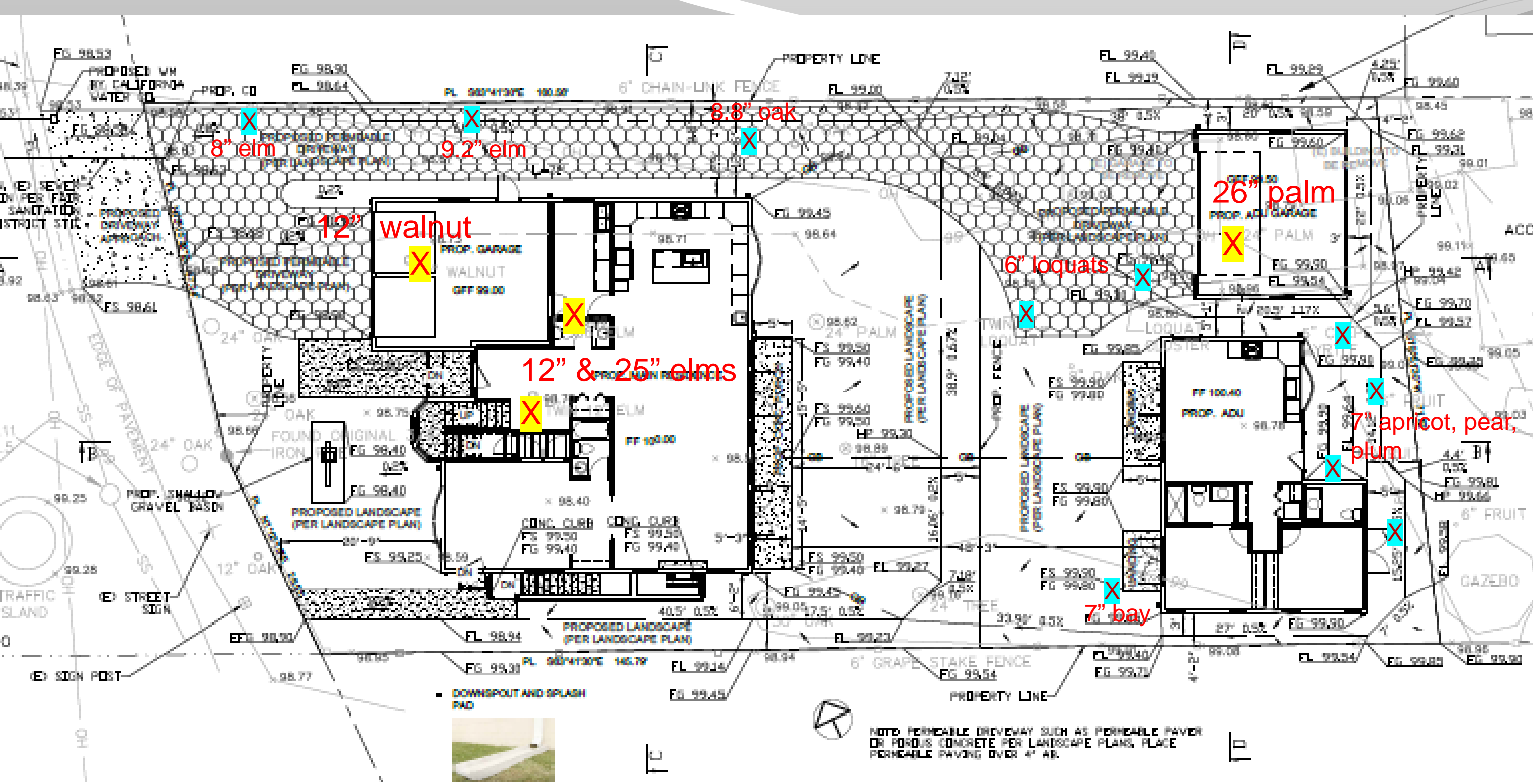
Parcel C
10,002 sq. ft.



PROJECT DESCRIPTION:

- General Plan Map Amendment
 - *Single-family Residential*
- Zoning Map Amendment
 - *R-1/S-93*
- Minor Subdivision
 - *3 lots*
- Grading Permit
 - *470 cubic yards*
 - *4 significant trees (removal)*



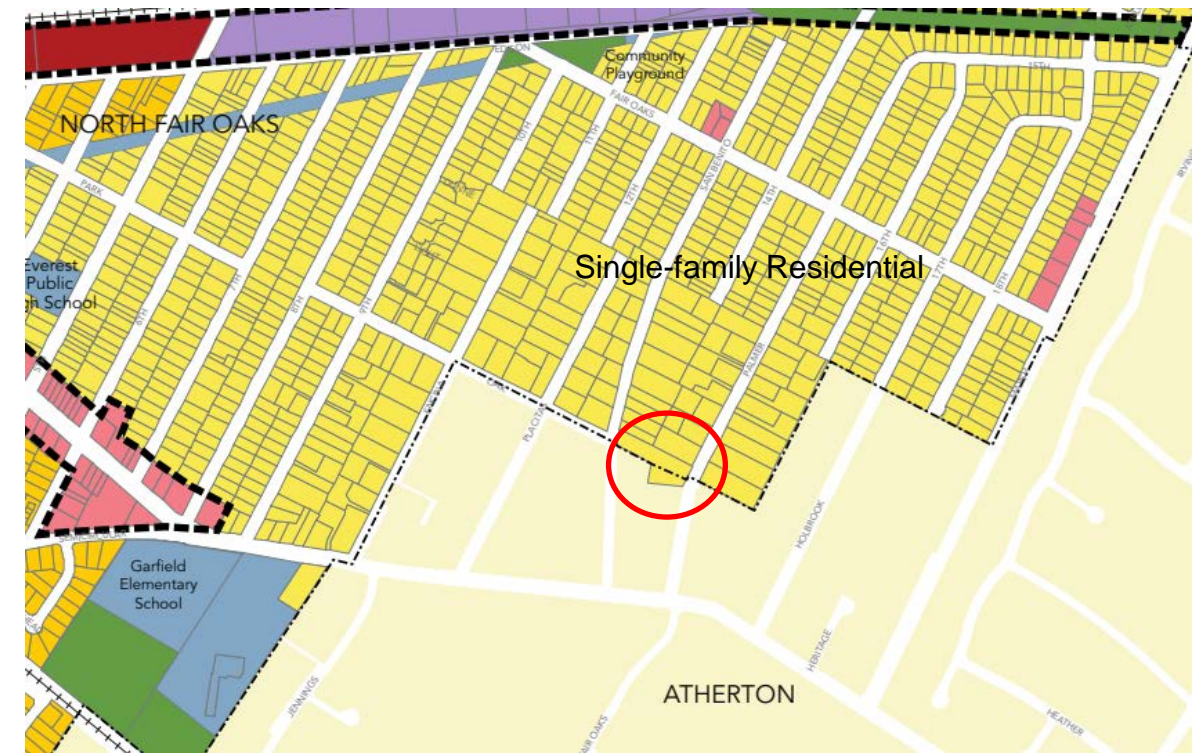




REGULATIONS CONFORMANCE

General Plan/North Fair Oaks Community Plan/Map Amendment

- Single-family Residential land use designation (15 – 24 dwelling units/acre)
 - *Proposed density: 3.75 dwelling units/acre (< max 24 dwelling units/acre)*
- Policies
 - *GP Soil Resources*
 - *GP Urban Land Use*
 - *Policy 8.30 – Infilling*
 - *NFO Community Plan Policy 2C – Land Use*
 - *NFO Community Plan Policy 2B – Housing*
 - *GP Water Supply and Wastewater*
 - *GP Transportation*
- Compatible with adjacent land uses and will not be in conflict with the policies of the General Plan.



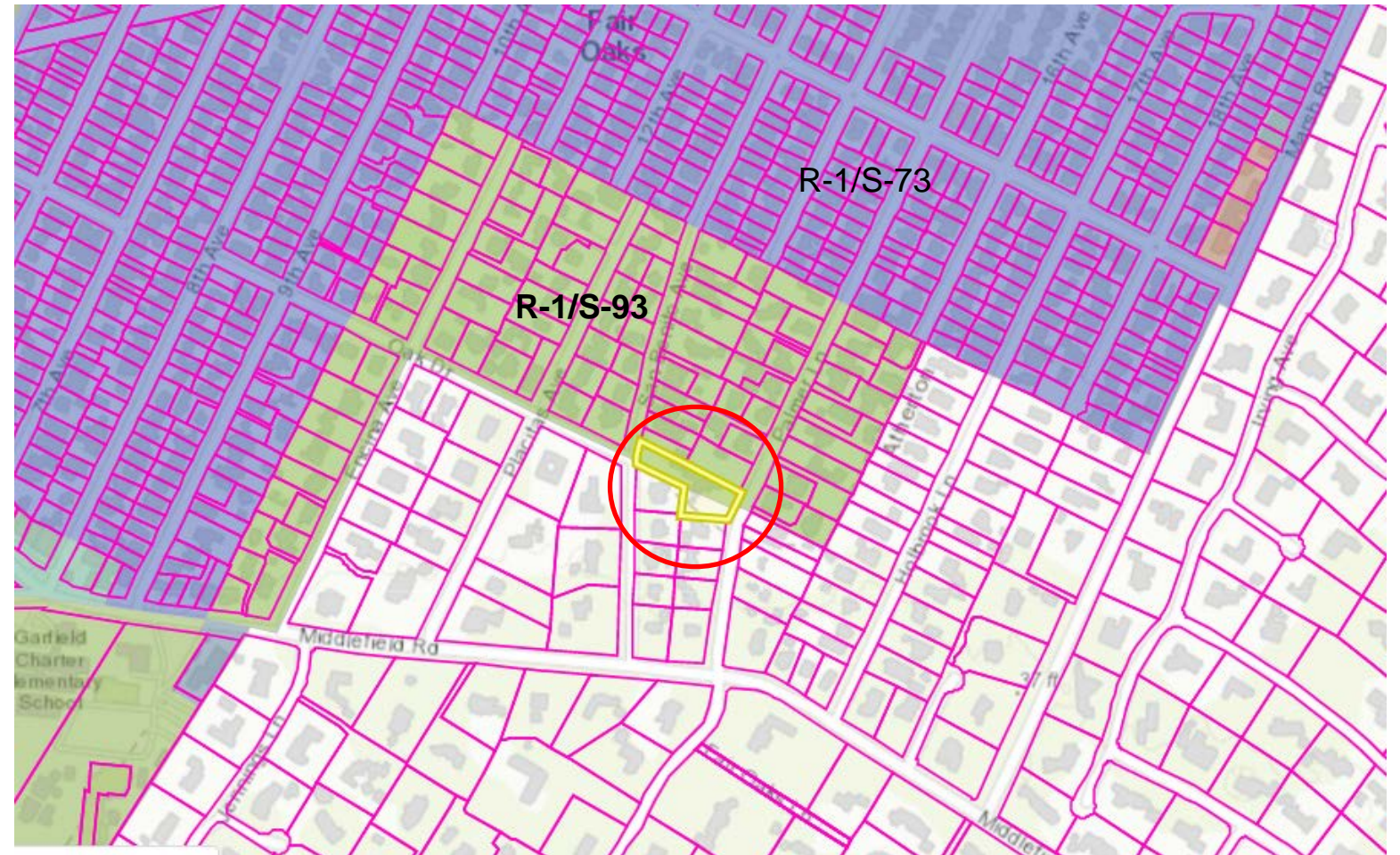
*North Fair Oaks Community Plan
Land Use Map*



REGULATIONS CONFORMANCE

Zoning Regulations/Map Amendment

- R-1/S-93 (One-family Residential/
10,000 sq. ft. lot min.)
- Meets the public necessity,
convenience, and the general
welfare of the community.



Zoning Map



REGULATIONS CONFORMANCE

Subdivision Ordinance Findings

- The proposed subdivision, design, and improvements are consistent with applicable general and specific plans.
- The site is physically suitable for the type and proposed density of development.
- The design of the subdivision or type of improvements is not likely to cause substantial environmental degradation; not likely to substantially and avoidably injure fish or wildlife or their habitat; or cause serious public health problems.
- The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of existing requirements.



REGULATIONS CONFORMANCE

Subdivision Ordinance Findings

- The project site is not subject to a Williamson Act Contract; is not located in a very high fire hazard severity zone or state responsibility area; and is not designated open space.
- Consideration has been made as to the effect of the subdivision on the housing needs of the region and the housing needs of the County and are balanced against the public service needs of residents.



REGULATIONS CONFORMANCE

Grading Ordinance Findings

- The granting of the permit will not have a significant adverse effect on the environment.
- The project conforms to the criteria of the Grading Ordinance.
- The project is consistent with the General Plan/North Fair Oaks Community Plan.



ENVIRONMENTAL REVIEW

Initial Study and Mitigated Negative Declaration

- *Public comment period: March 14, 2022 – April 4, 2022*
- *No comments received*

Recommended Mitigation Measures include:

- *Bay Area Air Quality Management District Construction Mitigation Measures*
- *Significant Tree replacement: 1:1 replacement, minimum 24-inch box size*

Minor Modifications – recirculation not required (CEQA Section 15073.5(c)(1)(4) & 15074.1)

- *Correction of technical inaccuracies*
- *Substitute tree sizing per North Fair Oaks Community Council recommendation*



RECOMMENDATIONS

North Fair Oaks Community Council:

The NFOCC considered the project at their April 28, 2022 meeting and recommended approval with the request for significant tree replacement to be 24-inch box size (versus 15-gallon size). *This request has been incorporated into the recommended project conditions of approval.*

San Mateo County Planning Commission:

The Planning Commission considered the project at their June 22, 2022 meeting and recommended (4-0) that the Board of Supervisors adopt the amendments and approve the project.



RECOMMENDED BOARD OF SUPERVISORS ACTION

That the Board of Supervisors:

1. Adopt a resolution adopting the Initial Study and Mitigated Negative Declaration for the General Plan Land Use Map Amendment, Zoning Map Amendment, Minor Subdivision, and Grading Permit for the project;
2. Adopt a resolution amending the San Mateo County General Plan Land Use Map to assign a land use designation of Single-family Residential to a 9,500 square-foot portion of the project parcel, Assessor's Parcel Number 060-162-130;
3. Adopt an ordinance amending Chapter 2 of Division VI of the San Mateo County Ordinance Code (Zoning Annex) to revise the zoning maps, Appendix A, to assign a zoning designation of R-1/S-93 (One-family Residential/S-93 Combining District) to a 9,500 sq. ft. portion of the project parcel, Assessor's Parcel Number 060-162-130; and
4. Approve the Minor Subdivision and Grading Permit, County File Number PLN 2018-00271, by making the required findings and adopting the conditions of approval in Attachment A of the staff report.



BOARD OF SUPERVISORS

Board of Supervisors Chambers
400 County Center, Redwood City

ITEM # 4

Owner: **Radara LTD**

Applicant: **Nancy Berghold, Studio Berghold**

File Number: **PLN2018-00271**

Location: **501 Palmer Lane, North Fair Oaks**

APN: **060-162-130**

Project Description:

General Plan Map Amendment, Zoning Map Amendment, Minor Subdivision, and Grading Permit to support a 3-lot subdivision.