

ITEM	#1	1
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Owner:	Canyon Vista Partners, LLC
Applicant:	Canyon Vista Partners, LLC
File Number:	PLN 2022-00136
Location:	206 Sequoia Avenue, Sequoia Tract
APN:	069-341-050

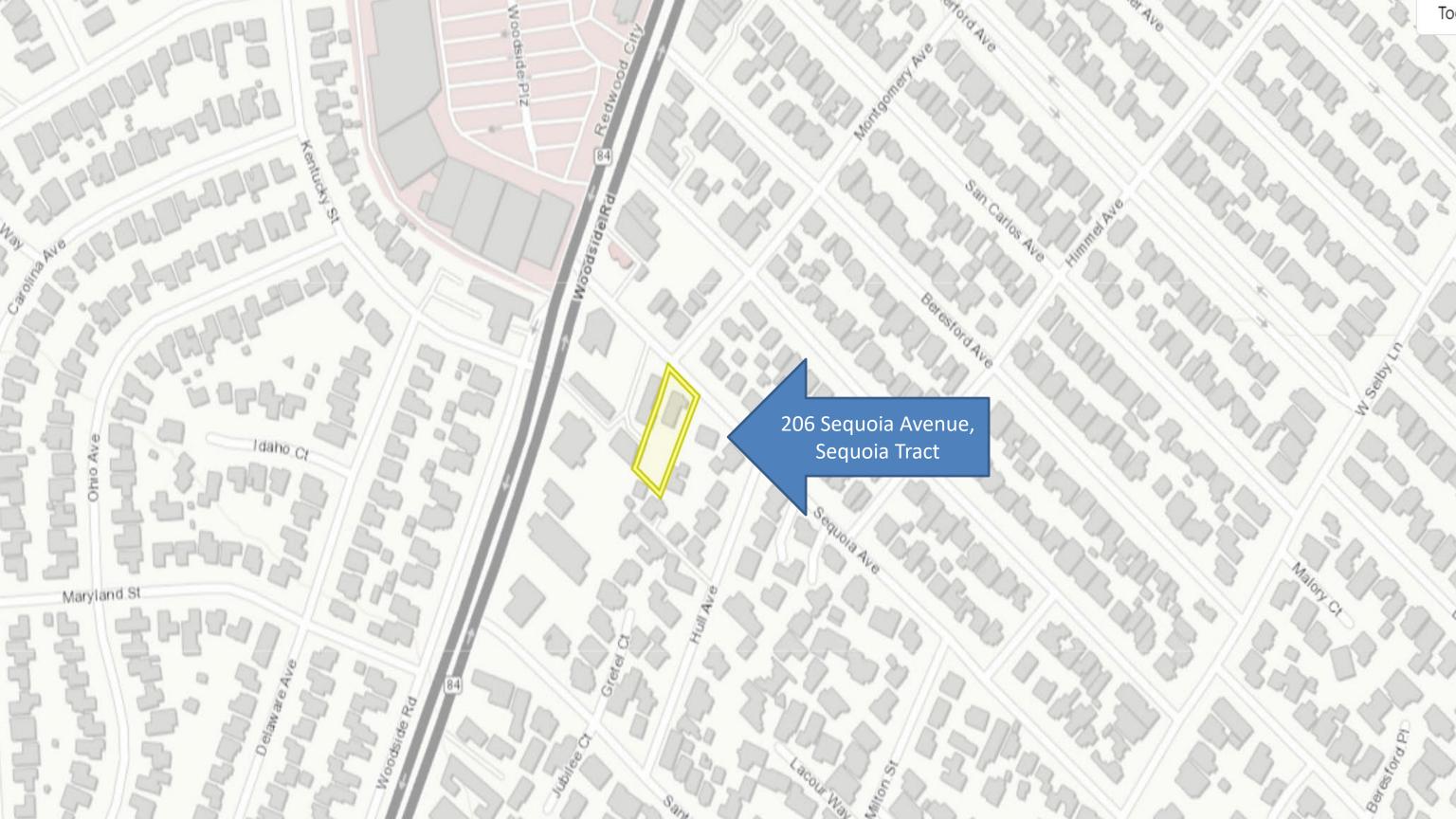
Project Description:

Consideration of an appeal of the Planning Commission's approval of Major Subdivision to construct a new four-story, 23-unit condominium with ground level parking on a 18,951 sq. ft. parcel. The project includes 385 cubic yards (c.y.) of grading to accommodate the building pad and site work; and the removal of three trees.



23-unit condominium complex

- 3 affordable (very low income) units per the Inclusionary Ordinance ullet
- 8 market rate units per State Density Bonus law \bullet
- 33 ground-level parking spaces and bicycle lockers ullet
- Approximately 385 cubic yards of grading (360 c.y. of cut and 25 c.y. of fill) lacksquare
- Removal of three (3) significant trees •



Between Woodside Road and Hull Avenue

Google

203

207

Akami Sushi Sushi • \$\$

> Farmers Insurance - Ashley Brooks

128

.../

138

Woodside Dental

Village Square Woodside Veterinary Hospital

Steve Fiorentino - State Farm Insurance Agent

Dan Beatty, Attorney at Law 206 Sequoia Ave, Redwood City, CA 94061

222

1712

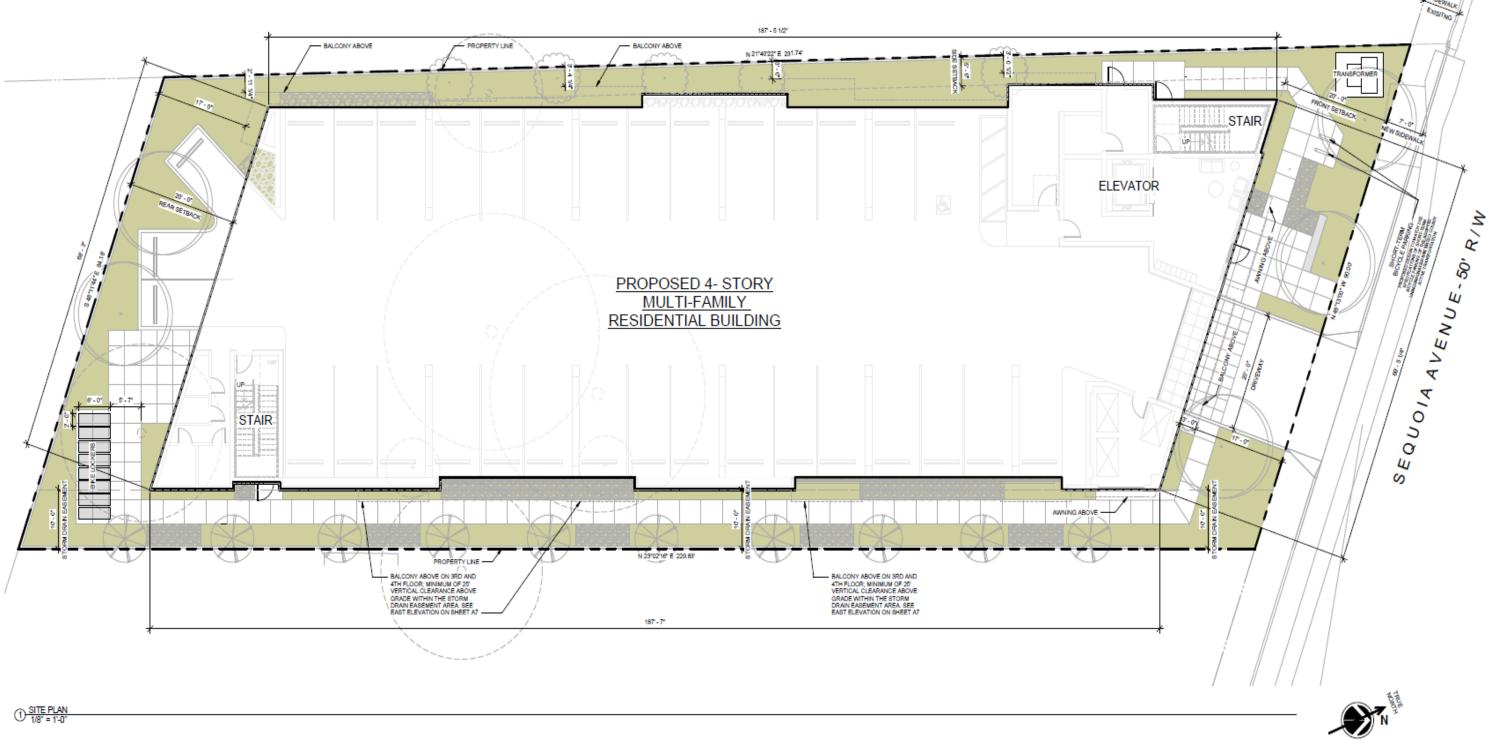
238

219











Site Plan



MASSING VIEW - NORTH/EAST



MASSING VIEW - NORTHWEST



MASSING VIEW - SOUTH/WEST

MASSING VIEW - SOUTH/EAST



CHRONOLOGY

January 7 - 27, 2021 - Mitigated Negative Declaration public comment period for General Plan Amendment and Rezone.

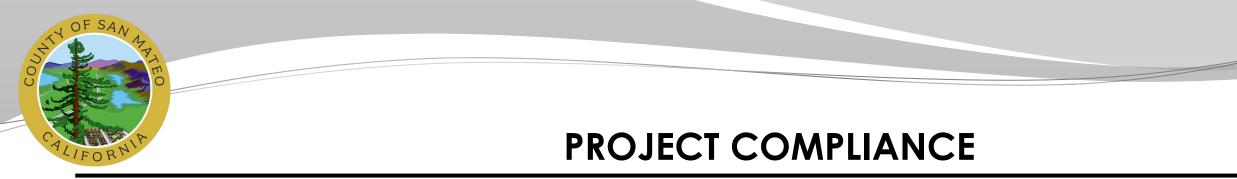
May 18, 2021 - Board of Supervisors approval for the General Plan Amendment and Rezone.

April 25, 2022 - Subject Application received.

November 10, 2022 - Application deemed complete.

- February 8, 2023 - Planning Commission hearing.
- February 21, 2023 - Project Appealed to the Board of Supervisors.
- May 23, 2023 - Board of Supervisors hearing.

PLANNING AND BUILDING DEPARTMENT



- Subdivision Regulations \bullet
- **Parking Requirements** •
- **County's Inclusionary Ordinance -** 20% (3) of the units restricted for very low-income • residents.
- **Zoning Regulations** ullet
- State Density Bonus Law ۲
- **General Plan -** Soil Resources, Visual Quality, Land Use, Water Supply and • Wastewater, Transportation, and Housing Element
- **Tree Removal and Replanting -** removing 3 trees, replanting 20 trees ۲
- **CEQA –** Mitigated Negative Declaration and Addendum ۲



APPEAL ANALYSIS

Basis of Appeal:

The appeal identifies a mistake that was made in the noticing of the February 8, 2023 Planning Commission hearing and asserts that this resulted in reduced public participation. As a result, the appellant requests that the Planning Commission's decision be reversed, and that an additional Planning Commission hearing be held.

Staff Response:

- Although no email notification was sent by email to the appellant, the February 8, 2023 Planning Commission • hearing was attended by the appellant and a number of additional interested parties.
- All other noticing requirements were met, including a 500-foot notice mailing. •
- Pursuant to Section 7013.2(e), substantial compliance with these provisions for notice shall be sufficient and a • technical failure to comply will not affect the validity of action or decision authorized by these regulations.
- The appeal documents raise no substantial issues regarding the project's compliance with applicable regulations ٠ and policies.

PLANNING AND BUILDING DEPARTMENT



That the Board of Supervisors:

Deny the appeal and uphold the Planning Commission's decision to approve the Major Subdivision, PLN 2022-00136, by making the required findings and adopting the conditions of approval contained in Attachment A and determine that no additional environmental review is required pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15162.



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Project Description:

Consideration of an appeal of an approved Major Subdivision to construct a new four-story, 23-unit condominium with ground level parking on a 18,951 sq. ft. parcel. The project includes 385 cubic yards (c.y.) of grading to accommodate the building pad and site work; and the removal of three trees.