



BOARD OF SUPERVISORS

ITEM # 11

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.



PROJECT DESCRIPTION

23-unit condominium complex

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



206 Sequoia Avenue,
Sequoia Tract

Between Woodside Road
and Hull Avenue

206 Sequoia Ave,
Redwood City, CA 94061

Akami Sushi
Sushi · \$\$

Farmers Insurance
- Ashley Brooks

Woodside Dental

Village Square Woodside
Veterinary Hospital

Steve Fiorentino - State
Farm Insurance Agent

Dan Beatty,
Attorney at Law

Google





COUNTY OF
SAN MATEO



Montgomery Ave

STOP

SEVINA

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MASSING VIEW - NORTHEAST



MASSING VIEW - NORTHWEST



MASSING VIEW - SOUTHWEST



MASSING VIEW - SOUTHEAST



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.



PROJECT COMPLIANCE

- **Subdivision Regulations**
- **Parking Requirements**
- **County's Inclusionary Ordinance** - 20% (3) of the units restricted for very low-income residents.
- **Zoning Regulations**
- **State Density Bonus Law**
- **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
- **CEQA** – Mitigated Negative Declaration and Addendum



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 and policies.



RECOMMENDATION

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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