

-09Board Meeting Date: April 5, 2022
Special Notice / Hearing: 500 Feet
Vote Required: Majority

To: Honorable Board of Supervisors

From: Steve Monowitz, Community Development Director

Subject: EXECUTIVE SUMMARY: Consideration of an Initial Study and Mitigated Negative Declaration, a General Plan Amendment, Zoning Map Amendment, Major Subdivision, and Grading Permit to construct a six (6) unit, 18,550 sq. ft. townhouse development consisting of two (2) three-story buildings and twelve (12) parking spaces, on two existing parcels (combined 13,225 sq. ft.) at 1301 and 1311 Woodside Road, located in the Sequoia Tract area of the unincorporated San Mateo County. The project requires a General Plan Land Use Map amendment from Medium Density Residential to High Density Residential and Zoning Map amendment from single-family residential (R-1/S-74) to multi-family residential (R-3/S-3). The project involves 220 cubic yards of cut and 60 cubic yards of fill and the removal of ten (10) significant trees. The two (2) existing single-family residences are proposed to be demolished.

County File Number: PLN 2019-00252 (Dinar)

RECOMMENDATION:

That the Board of Supervisors:

- (1) adopt a resolution adopting the Mitigated Negative Declaration for the General Plan amendment, zoning map amendment, major subdivision, and grading permit for the development of six townhouses at 1301 and 1311 Woodside Road in the unincorporated Sequoia tract area;
- (2) adopt a resolution amending the San Mateo County General Plan Land Use Map to change the land use designation of Assessor Parcel Numbers 069-311-250 and 069-311-340 from “Medium Density Residential” to “High Density Residential”, at 1301 and 1311 Woodside Road in the unincorporated Sequoia tract area;
- (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 change the zoning of Assessor Parcel Numbers 069-311-250 and 069-311-340 from R-1/S-74 to R-3/S-3, at 1301 AND 1311 Woodside Road in the unincorporated Sequoia tract area, previously introduced to the Planning Commission on December 8, 2021, and waive reading of the ordinance in its entirety; and
- (4) approve the Major Subdivision, and Grading Permit, County File Number PLN 2019-00252, by making the required findings and adopting the conditions of approval in Attachment A.

BACKGROUND:

Proposal: The subject parcels are currently zoned R-1/S-74 (One-Family Residential; S-74 Combining District; 5,000 sq. ft. minimum parcel size) and are proposed to be re-zoned to R-3/S-3 (Multiple-Family Residential; 5,000 sq. ft. minimum parcel size) to allow for higher density housing. The applicant proposes a General Plan Land Use Map amendment to change the parcels from Medium Density Residential, which allows 6.1 – 8.7 dwelling units/acre, to High Density Residential, which allows 17.5 – 87 dwelling units/acre. The applicant has proposed six (6) three-story townhouses (18,550 sq. ft. total). Residential units consist of five (5) four-bedroom units and one (1) two-bedroom unit; one of the six proposed units will be an affordable housing unit. Two covered parking spaces will be provided within attached garages for each unit. The project involves 220 cubic yards of cut and 60 cubic yards of fill and the removal of ten (10) significant trees. The two (2) existing single-family residences on the parcels are proposed to be demolished.

DISCUSSION:

The project site is located at 1301 and 1311 Woodside Road (Highway 84), at the edge of the Sequoia Tract neighborhood where surrounding single-family residential zoned parcels range in size from 5,000 sq. ft. to 10,000 sq. ft. compared to the larger 13,225 sq. ft. size of the project parcels. The applicant intends to demolish the two (2) existing single-family residences and construct a six (6) unit townhouse development, with one unit required to be affordable pursuant to the County’s Inclusionary Affordable Housing Ordinance. The development proposal has been reviewed for compliance with the

proposed R-3/S-3 (Multiple-Family Residential; 5,000 sq. ft. minimum parcel size) zoning, relevant regulations (Grading Regulations and Subdivision Regulations), and California Environmental Quality Act.

The proposed project is consistent with the applicable policies of the General Plan including Soil Resources, Visual Quality, Urban Land Use, Water Supply, Wastewater, Transportation, and the Housing Element, as the project parcel is adjacent to commercial and multi-family residential zoning districts and within walking distance to bus stops and commercial establishments along the nearby Woodside Road commercial and transit corridor where denser development is encouraged due to existing infrastructure and services. The proposed project will allow better utilization of the larger project site for a transitional buffer of multi-family residential development between the higher intensity commercial corridor along Woodside Road, and the adjacent multi-family residential development and lower density single-family residential neighborhood, while maintaining a consistent land use pattern in the area and supporting housing development within the County. Twelve (12) covered off-street parking spaces are provided in compliance with the County's Zoning Regulations. The proposed rezoning from R-1/S-74 (One-family residential/5,000 sq. ft. lot minimum) to R-3/S-3 (Multiple-family residential/5,000 sq. ft. lot minimum) allows for a project that is proportional in size and scale to the parcel, and consistent with existing multi-family development in the area regarding height, bulk, and setbacks.

An Initial Study/Mitigated Negative Declaration was prepared for the project that concludes the proposed project, as proposed and mitigated, will not have any significant environmental impacts.

County Counsel has reviewed and approved the materials as to form and content.

FISCAL IMPACT:

Nominal cost to the Planning and Building Department associated with project monitoring.