



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Planning and Building



Date: October 16, 2014
Board Meeting Date: October 21, 2014
Special Notice / Hearing: Newspaper/10-Day
Notice/Property Owners
Vote Required: Majority

To: Honorable Board of Supervisors

From: Steve Monowitz, Acting Community Development Director

Subject: EXECUTIVE SUMMARY: Public hearing to consider the adoption of:
(1) General Plan Map Amendment to change the designation of a 14,564 sq. ft. developed parcel located at 1811/1813 Woodside Road in the unincorporated Sequoia Tract of San Mateo County from Medium Density Residential to High Density Residential, (2) Zoning Map Amendment to rezone same parcel from Single-Family Residential to Multiple-Family Residential, and (3) certification of a Mitigated Negative Declaration.

RECOMMENDATION:

1. Approve the proposed General Plan Land Use Map Amendment and Zoning Map Amendment, and certify the Mitigated Negative Declaration by adopting the required findings.
2. Adopt the ordinance to change the subject parcel's Zoning Map designation from R-1/S-74 (Single-Family Residential/5,000 sq. ft. minimum parcel size) to R-3/S-3 (Multiple-Family Residential/5,000 sq. ft. minimum parcel size).
3. Adopt the resolution to amend the San Mateo County General Plan Land Use Map affecting one parcel on Woodside Road in the unincorporated Sequoia Tract area.

BACKGROUND:

The applicant, James Chesler, is proposing to rezone the project parcel from R-1/S-74 (Single-Family Residential/Sequoia Tract) to R-3/S-3 (Multiple-Family Residential). The project also involves amending the General Plan density designation from Medium Density Residential (Urban) to High Density Residential (Urban) for compliance with the associated density of development. The project does not currently include a development proposal. However, given the parcel size and proposed zoning, an apartment building consisting of up to 11 units would be allowed.

DISCUSSION:

The project proposes to rezone the subject parcel from single-family residential to multiple-family residential and to amend the General Plan Land Use designation from Medium Density Residential to High Density Residential. While the project does not include a development proposal, the applicant tentatively intends to demolish the existing development and construct an apartment complex. The proposed rezoning and density changes would allow for an 11-unit apartment complex.

The project site is located along Woodside Road (State Route 84) and is currently developed with a single-family residence, a second dwelling unit, and a detached garage. The property is bordered by a commercial use to the north, multiple-family residential development to the south, and single-family residential development to the east. The type of project enabled by the amendment will provide a more consistent zoning pattern and be compatible with the development along Woodside Road. The project is consistent with the applicable policies of the General Plan including General Land Use, Urban Land Use, and Housing Element chapters. The Initial Study and Mitigated Negative Declaration include a number of mitigation measures to ensure that the project will not result in any significant impacts to the subject or surrounding parcels and that the project remains consistent with applicable policies and standards.

Should the rezoning be approved, future development of this site will require a building permit in compliance with the R-3/S-3 development standards. Rezoning will not result in the existing development becoming non-conforming.

On August 27, 2014, the Planning Commission held a public hearing to consider the proposed amendments and voted 4-0 to recommend to your Board the adoption of the necessary resolution and ordinance to rezone the subject parcel.

County Counsel has reviewed and approved the Ordinance and Resolution as to form.

The approval of the proposed General Plan and Zoning Map amendments contributes to the 2025 Shared Vision outcome of a Livable Community by providing needed housing along a transit corridor.

FISCAL IMPACT:

No fiscal impact to the Planning and Building Department.