



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Planning and Building



Date: November 20, 2014
Board Meeting Date: December 9, 2014
Special Notice / Hearing: 10 days within 500 feet
Vote Required: Majority

To: Honorable Board of Supervisors

From: Steve Monowitz, Acting Community Development Director

Subject: EXECUTIVE SUMMARY: Public hearing to consider (1) Zoning Text and Map Amendments to rezone the subject parcel from R-2/S-50 (two-family residential) to PUD (Planned Unit Development), (2) a Minor Subdivision, and (3) certification of a Mitigated Negative Declaration to subdivide an 18,750 sq. ft. parcel into four parcels, at 91 Loyola Avenue, in the unincorporated North Fair Oaks area of San Mateo County.

RECOMMENDATION:

1. Approve the proposed Zoning Text and Map Amendments, Minor Subdivision and exceptions to the Subdivision Regulations, and certify the Mitigated Negative Declaration, County File Number PLN 2014-00090, by adopting the required findings and conditions of approval.
2. Adopt the ordinance to change the subject parcel's Zoning Map designation from R-2/S-50 (Two-Family Residential District/5,000 sq. ft. Minimum Parcel Size) to "PUD-138" (Planned Unit Development No. 138).
3. Adopt the ordinance to enact, applicable only to the subject parcels, the "PUD-138" (Planned Unit Development No. 138) Regulations.

BACKGROUND:

Proposal: The applicant proposes to subdivide a single 18,750 sq. ft. lot and to build four new single-family residences and two detached garages on four separate lots. The proposed parcels would be between 4,531 sq. ft. and 4,842 sq. ft. in size. The parking areas will be accessed by a shared driveway. As proposed, two of the houses would be 2,270 sq. ft. in size, with each having a 361 sq. ft. detached two-car garage, and two of the houses would be 2,184 sq. ft. in size, including an attached two-car garage. There will be four on-site guest parking spaces.

The project entails rezoning the site from R-2/S-50 (two-family residential/5,000 sq. ft. minimum size) to Planned Unit Development (PUD). The proposed PUD zoning, based on the submitted development plans, will allow for parcel sizes and setbacks that are less than those allowed by the current zoning. It will also allow a greater building floor area than allowed by the current zoning, and apply daylight planes only to the site's exterior property lines. The applicant is also requesting an exception from the lot dimension standards of the Subdivision Ordinance to allow lot sizes and depths less than those required by the Subdivision Ordinance.

Planning Commission Action: On October 22, 2014, the Planning Commission voted to recommend that the Board of Supervisors approve the proposed Zoning Text and Map Amendments, Minor Subdivision and exceptions to the Subdivision Regulations, subject to the conditions identified in Attachment A of the staff report, and certify the Mitigated Negative Declaration with amendments to its tree planting requirements.

DISCUSSION:

The development implements the policies of the General Plan and of the North Fair Oaks Community Plan by providing housing through appropriate infill development. The proposed single-family houses are two stories tall and similar in size and shape to other buildings in the neighborhood. They maintain the setbacks from the project boundaries required by the existing S-50 Zoning District, and are compatible with the neighborhood. It also meets the approval requirements of the Subdivision Ordinance, such as those that require adequate access and utilities, and qualifies for an exception to the Subdivision Ordinance because it allows for clustered housing.

County Counsel has reviewed and approved the report and ordinances as to form.

Approval of the proposed Zoning Text and Map Amendments contributes to the Shared Vision 2025 of a Livable Community by allowing the subject parcel to be used in a manner that will increase the vitality of the neighborhood, and increase the number of housing units in the County without negatively impacting adjacent properties.

FISCAL IMPACT:

The assessed value of the property will increase upon completion of the subdivision and related improvements.