



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Planning and Building



Date: March 20, 2015
Board Meeting Date: April 28, 2015
Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: Steve Monowitz, Acting Community Development Director

Subject: EXECUTIVE SUMMARY: Public hearing to consider an appeal of the decision of the Planning Commission to certify the Mitigated Negative Declaration, pursuant to the California Environmental Quality Act, and approve a Minor Subdivision and exception to the lot design standards, pursuant to Section 7010 of the County Subdivision Regulations, to subdivide a 12,902 sq. ft. parcel into two new parcels, 5,123 sq. ft. and 7,325 sq. ft. in size, located at 2099 Sharon Road in the unincorporated West Menlo Park area of San Mateo County.

RECOMMENDATION:

Certify the Mitigated Negative Declaration, deny the appeal, and approve the exception to the lot depth requirement, and approve the Minor Subdivision, County File Number PLN 2012-00361, by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND:

The applicant applied to subdivide the parcel on November 21, 2012 into two lots. The application was deemed incomplete because, at 76.70 feet, the proposed lots did not meet the requirement to provide a minimum depth of 100 feet as required by the County Subdivision Regulations. On June 4, 2013, the applicant proposed to amend the Subdivision Regulations to allow exceptions to this requirement. On October 21, 2014, the Board of Supervisors adopted the Planning Commission's recommendation to approve an amendment to the Subdivision Regulations that created an exception to the lot depth requirement. The amendment took effect 30 days later on November 21, 2014.

The Planning Commission approved the proposal to divide a 12,902 sq. ft. parcel into two lots in the R-1/S-72 (Single-Family Residential/5,000 sq. ft. minimum lot size) Zoning District on February 11, 2015. Carin Marie Pacifico appealed the decision to the Board of Supervisors.

The Planning Commission found that the proposal conforms to the policies of the Vegetative, Water, Fish and Wildlife Resources, Soil Resources, Historical and Archaeological Resources, General Land Use, Urban Land Use, Man-Made Hazards, and Air Quality Elements of the General Plan. It also conforms to the requirements of the County's Subdivision Regulations in that it qualifies for the newly adopted exception to the lot depth standard, conforms to the subdivision design requirements, and has been conditionally approved by all reviewing agencies.

The Planning Commission voted to certify a Mitigated Negative Declaration pursuant to the California Environmental Quality Act. The Mitigated Negative Declaration identifies impacts to Air Quality, Vegetation, and Noise that would be significant unless mitigated, and proposes mitigation measures that would mitigate these impacts to a less than significant level. The mitigation measures are included as conditions of approval for the project.

DISCUSSION:

Ms. Carin Marie Pacifico appealed the Planning Commission's February 11, 2015 approval of the tentative subdivision map. The Basis for Appeal included seven points, addressed in detail in the staff report:

In summary, the appeal contends that the land division does not respect the standards for subdivisions within the neighborhood, including the adjacent incorporated area of Menlo Park, and identifies parking, setbacks, and house sizes as examples of these inconsistencies. It also raises concerns regarding the impact of the subdivision on pedestrian safety, and a nearby school bus stop, and suggests that a Master Plan for West Menlo Park, addressing needed pedestrian improvements and amenities, be prepared before further subdivision is allowed.

As determined by the Planning Commission, the proposed subdivision is consistent with the County's General Plan and Zoning and Subdivision Regulations, including those that require off-street parking. The new lots to be created will be 5,123 sq. ft. and 7,325 sq. ft. in size, which is not unusual for both the unincorporated and incorporated areas within one-quarter mile of the project site. Setback standards and height limits restrict the maximum size of the homes that can be constructed on the new lots to approximately 2,800 sq. ft. and 3,400 sq. ft. in size, also not unusual for the area.

With regard to safety of pedestrians and school children, the project will provide sidewalk improvements along Alameda de las Pulgas. The sidewalk will terminate after it turns the corner onto Sharon Road, which currently does not have sidewalks. The Transportation Supervisor for the Las Lomitas High School District reviewed the project and determined that it would not impact the safety or operation of nearby school bus stops.

Most lots within West Menlo Park have already been developed, and there is limited potential for additional subdivisions or intensified development. The Department of

Public Works has a process for studying and financing necessary street maintenance and improvement projects. Therefore, there is not a need to develop a Master Plan for the area.

County Counsel has reviewed and approved the subdivision application as to form.

The denial of this appeal contributes to the 2025 Shared Vision outcome of a Livable Community in that it would create a housing unit within walking distance of an elementary school and a middle school. This would reduce vehicle trips per household and make walking to school feasible for an additional family.

FISCAL IMPACT:

The proposed subdivision would create one additional lot in an area already developed with public infrastructure. The creation and development of this lot would result in a slight increase to the County's property tax revenue.