



**COUNTY OF SAN MATEO**  
Inter-Departmental Correspondence  
Planning and Building



**Date:** November 3, 2015  
**Board Meeting Date:** November 17, 2015  
**Special Notice / Hearing:** Newspaper – 10 Day's Notice  
**Vote Required:** Majority

**To:** Honorable Board of Supervisors

**From:** Steve Monowitz, Community Development Director

**Subject:** EXECUTIVE SUMMARY: Public hearing to consider adoption of ordinances for Zoning Text and Map Amendments to rezone two parcels from R-3 (Multi-Family Residential) to "PUD-138" (Planned Unit Development-138), for the construction of a 15-unit, three-story multi-family low-income housing development at 2626 and 2642 Marlborough Avenue in the unincorporated North Fair Oaks.

**RECOMMENDATION:**

1. Approve the proposed Zoning Text and Map Amendments, County File Number PLN 2015-00263, by adopting the required findings and conditions of approval as contained in Attachment A.
2. Adopt the ordinance to enact, applicable only to the subject parcels, the "PUD-138" (Planned Unit Development-138) Regulations, and waive the reading of the ordinance in its entirety.
3. Adopt the ordinance to change the subject parcel's Zoning Map designation from "R-3" to "PUD-138," and waive the reading of the ordinance in its entirety.

**BACKGROUND:**

The applicant, St. Francis Center, proposes to construct a three-story multi-family housing development. The building will include 15 apartments (two 1-bedroom, seven 2-bedroom, and six 3-bedroom), a community room, study rooms and on-site laundry rooms. Total proposed floor area of the building will be 18,802 sq. ft. The applicant proposes 18 parking spaces (eight uncovered) for residents of the development, with two guest parking spaces. The building as proposed will be three stories tall, with a roof peak of 39'-2" above grade.

The proposed rezoning is necessary to provide relief from the setback requirements of the existing S-5 zoning overlay district, lot coverage restrictions, and parking requirements. Relief from these standards is necessary in order to utilize the project site to its maximum potential consistent with its land use designation within the North Fair Oaks Community Plan.

**DISCUSSION:**

As a requirement for a large-scale residential structure, a public workshop was held on August 26, 2015, at the Siena Youth Center in North Fair Oaks. In general, comments received at the workshop were supportive of the project, particularly because it specifically targets low-income households. There was concern expressed about the scale of the proposed structure in relation to the surrounding single-story residences. However, as discussed in the report, there are other three-story buildings in the surrounding area. Moreover, as also discussed in the report, the only way to achieve the intended General Plan density for the area is to construct multi-story buildings. Lack of parking within the neighborhood was also discussed at the workshop. This issue is discussed in detail within the staff report.

The North Fair Oaks Community Council initially considered the proposed project at its September 24, 2015 meeting, but continued the item so that the applicant could provide additional information regarding household displacement and parking. The applicant provided additional information on these items at the Council's October 8, 2015 meeting, at which time the Council recommended approval. The Planning Commission reviewed this project at its October 14, 2015 meeting. The Commission heard extensive input from the public in support of this project. After considering all of the evidence and comments presented in the staff report and by the applicant and project supporters, the Commission voted to recommend approval of this project to the Board of Supervisors.

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

Approval of this project contributes to the Shared Vision 2025 of a Livable Community by providing housing and services for residents experiencing existing or potential homelessness in accordance with the North Fair Oaks Community Plan.

**FISCAL IMPACT:**

No fiscal impact.