



County of San Mateo - Planning and Building Department

ATTACHMENT A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit File Number: PLN 2015-00263

Hearing Date: November 17, 2015

Prepared By: Michael Schaller
Senior Planner

For Adoption By: Board of Supervisors

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That this project is statutorily exempt from the California Environmental Quality Act (CEQA) per Sections 15192 (*Threshold Requirements for Exemptions for Agricultural Housing, Affordable Housing, and Residential Infill Projects*) and 15194 (*Affordable Housing Exemption*) of the CEQA Guidelines.

Regarding the Planned Unit Development (PUD) Zoning Amendment, Find:

2. That the proposed zoning of the area would be in harmony with said plan, and would not be in conflict with the County Master Plan (i.e., 1986 General Plan), or with any current land use plan for a sub-area of the County previously adopted by the Board, and that the specific PUD District under consideration, as discussed in Section A.3 of the staff report:
 - a. Is a desirable guide for the future growth of the subject area of the County.
 - b. Will not be detrimental to the character, social and economic stability of the subject area and its environs, and will assure the orderly and beneficial development of such areas.
 - c. Will be in harmony with the zoning in adjoining unincorporated areas.
 - d. Will obviate the menace to the public safety resulting from land uses proposed adjacent to highways in the County, and will not cause undue interference with existing or prospective traffic movements on said highways.

- e. Will provide adequate light, air, privacy and convenience of access to the subject property and further that said property shall not be made subject to unusual or undue risk from fire, inundation, or other dangers.
- f. Will not result in overcrowding of the land or undue congestion of population.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal and plans, as conditioned in this report, and submitted to and approved by the Planning Commission. Minor adjustments to the project in the course of applying for building permits may be approved by the Community Development Director if they are consistent with the intent of and in substantial conformance with this approval.
2. Prior to pouring any concrete for foundations, written verification from a licensed surveyor will be required confirming that the setbacks, as shown on the approved plans, have been maintained.
3. Prior to building permit issuance, the applicant shall submit a lighting plan to the County Planning and Building Department, detailing the location and type of exterior lighting to be used in the project which shall be limited to that needed for safe access. Lighting shall be confined to the project site only and shall not spillover onto adjoining properties, except where lighting of public sidewalks will enhance pedestrian safety.
4. Prior to the beginning of any construction activities, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan which shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:
 - a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.

- b. Minimize the area of bare soil exposed at one time (phased grading).
- c. Clear only areas essential for construction.
- d. Within five days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative Best Management Practices (BMPs), such as mulching or vegetative erosion control methods such as seeding. Vegetative erosion control shall be established within two weeks of seeding/planting.
- e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.
- f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
- g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
- h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
- i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
- j. Install storm drain inlet protection that traps sediment before it enters any adjacent storm sewer systems. This barrier shall consist of filter fabric, straw bales, gravel, or sand bags.
- k. Install sediment traps/basins at outlets of diversions, channels, slope drains, or other runoff conveyances that discharge sediment-laden water. Sediment traps/basins shall be cleaned out when 50% full (by volume).
- l. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acres or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
- m. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.

5. The applicant shall submit a dust control plan to the Planning Department for review and approval prior to the issuance of a building permit for the project. The approved plan shall be implemented for the duration of any grading, demolition, and construction activities that generate dust and other airborne particles. The plan shall include the following control measures:
 - a. Water all active construction areas at least twice daily.
 - b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.
 - c. Cover all trucks hauling soil, sand and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
 - d. Apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
 - e. Sweep daily (preferably with water sweepers) all paved access roads, parking and staging areas at construction sites.
 - f. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
 - g. Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
 - h. Limit traffic speeds on unpaved roads within the project parcel to 15 mph.
 - i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
 - j. Replant vegetation in disturbed areas as quickly as possible.
6. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360).

Building Inspection Section

7. The project shall comply with all 2013 California Building Codes.
8. No plastic drain waste valve or water pipes are allowed except for storm drainage.

9. The project shall comply with California Building Code Sections 1109.A.4 and 1109.A.8.691 (ADA Compliance). These sections require the provision of handicap parking; backing at all toilets and tub grab-bars, as necessary.
10. Submittal of a soils/foundation study at the building permit stage.

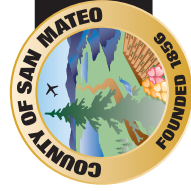
Department of Public Works

11. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.
12. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
13. Prior to the issuance of the building permit or planning permit (if applicable), the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works. Said plan shall show the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
14. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.
15. For projects exceeding 10,000 sq. ft. of new or reconstructed impervious surface, the applicant shall submit a permanent stormwater treatment plan in compliance with the County's National Pollution Discharge Elimination System (NPDES) permit for review and approval by the Department of Public Works. The applicant

shall submit calculations and a narrative describing the method(s) used in the design of the proposed system and the manner in which proposed facilities achieve compliance with the NPDES permit for review and approval by the Department of Public Works. The applicant shall be required to execute and record an Operations and Maintenance Agreement for the approved facilities, and shall be responsible for ongoing maintenance and reporting. This requirement supplements all other conditions of approval related to storm drainage and stormwater pollution prevention.

Menlo Park Fire Protection District

16. Install a monitored NFPA 13 fire sprinkler, NFPA 24 underground fire service and a NFPA 27 fire alarm system under separate fire permit. Fire sprinkler system shall comply with Menlo Park Fire Protection District Standards.
17. Install a smoke detector and carbon monoxide detector in each sleeping area. Smoke and carbon monoxide detectors shall be interconnected for alarm in each separate unit.
18. If an elevator is installed, the car must be sized to accommodate a medical stretcher and two attending Emergency Medical Services (EMS) personnel.
19. The applicant shall provide at least 6-inch tall with 3/4-inch stroke illuminated address numbers. The address shall be visible from the street and contrasting to its background.
20. Approved plans and approval letter must be on the site at the time of inspection.
21. Final acceptance of this project is subject to field inspection. Upon completion of work and prior to closing ceiling, **contact Fire Inspector Bob Blach of the Menlo Park Fire Protection District at 650/688-8430** to schedule a final inspection. FORTY-EIGHT (48) HOURS' NOTICE IS REQUIRED FOR ALL INSPECTIONS.

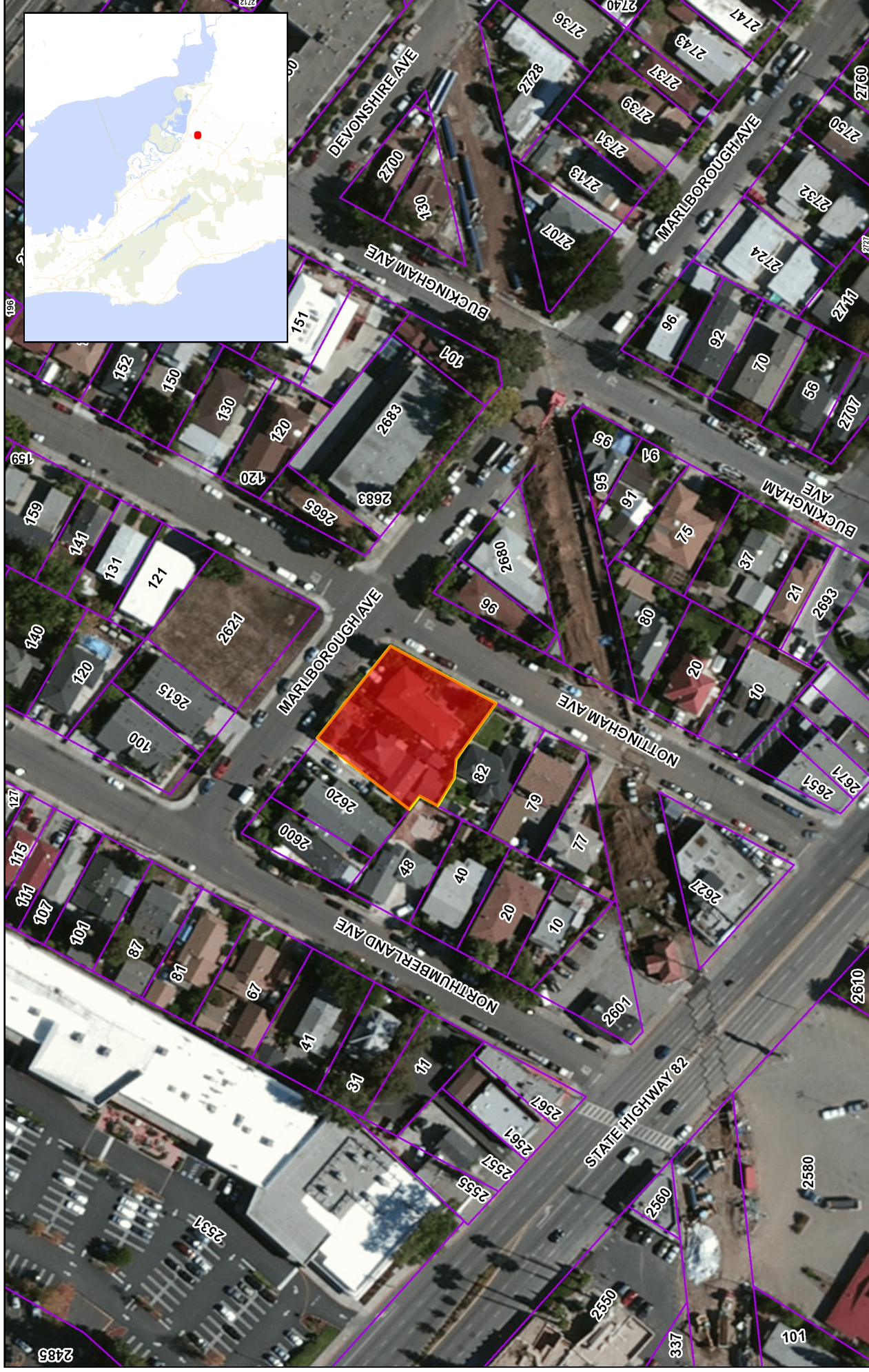


County of San Mateo - Planning and Building Department

ATTACHMENT B



St. Leo's PUD (PLN 2015-00263)



	0	0.03	0.06 Miles
0.06			



1:1,780

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

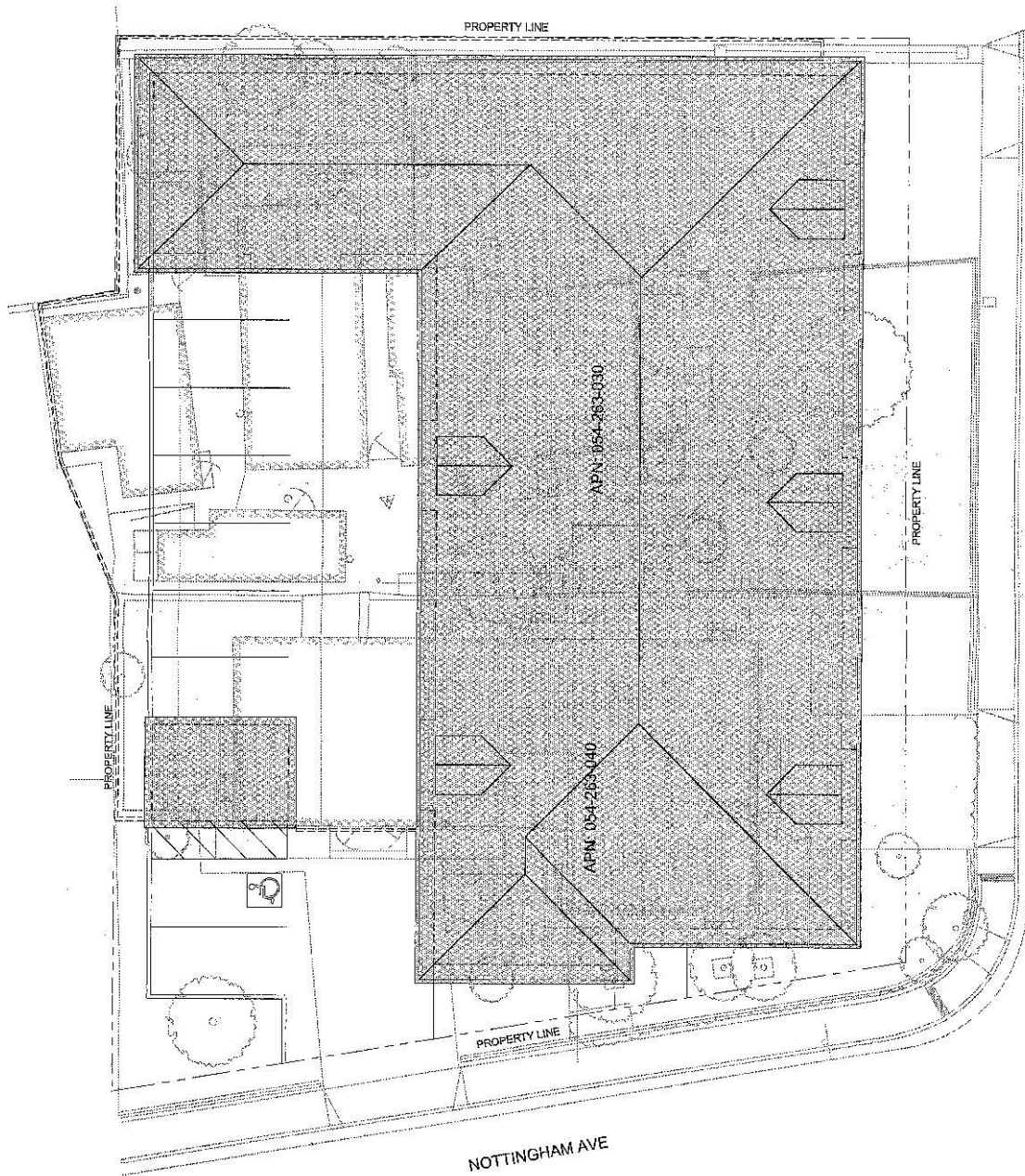
THIS MAP IS NOT TO BE USED FOR NAVIGATION

WGS_1984_Web_Mercator_Auxiliary_Sphere
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County of San Mateo - Planning and Building Department

ATTACHMENT C



PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

MARLBOROUGH AVE

NOTTINGHAM AVE

San Mateo County Board of Supervisors Meeting

Owner/Applicant: **St. Francis Center of Redwood City**

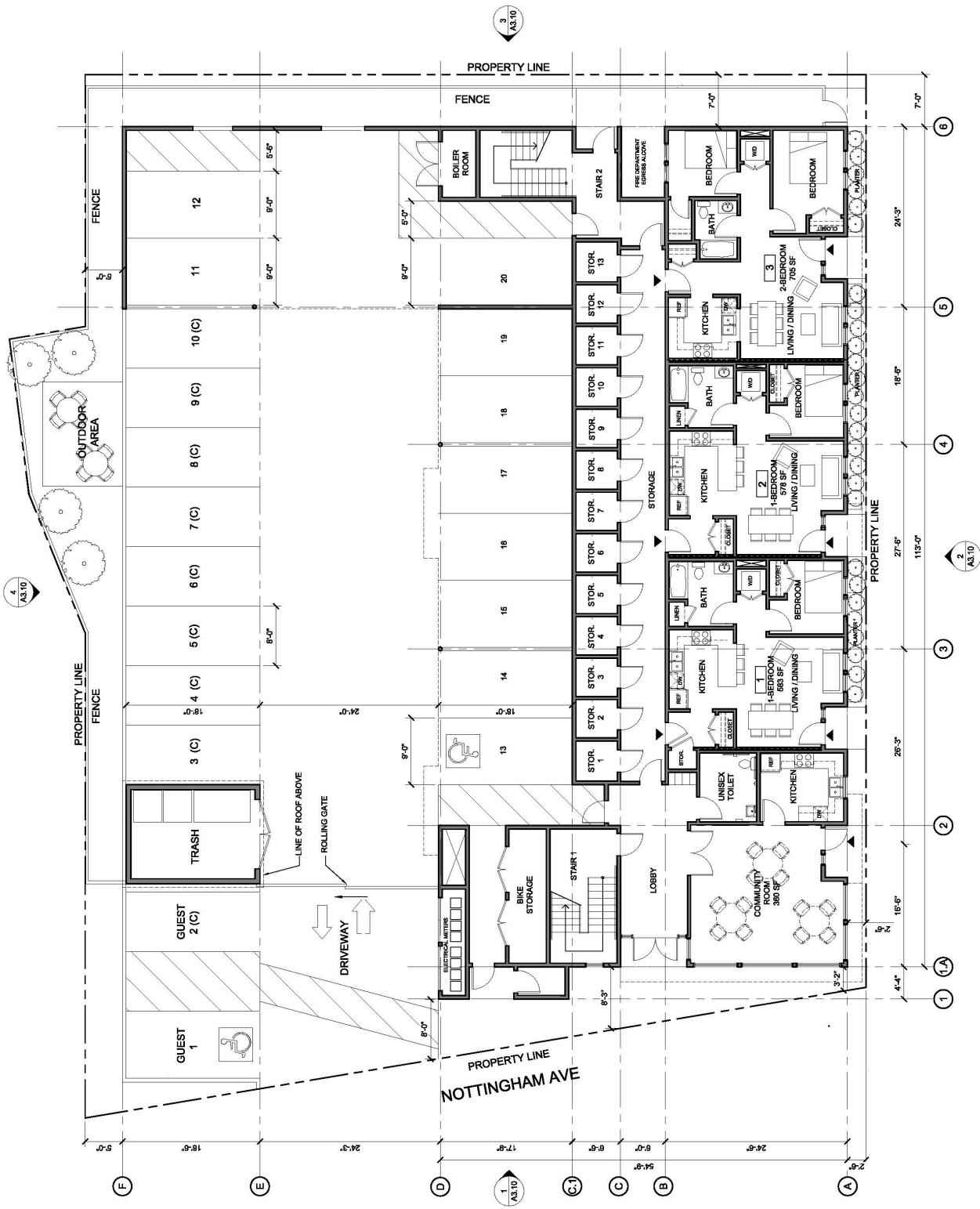
File Numbers: **PLN 2015-00263**

Attachment: **C**



County of San Mateo - Planning and Building Department

ATTACHMENT D



San Mateo County Board of Supervisors Meeting

Owner/Applicant: St. Francis Center of Redwood City

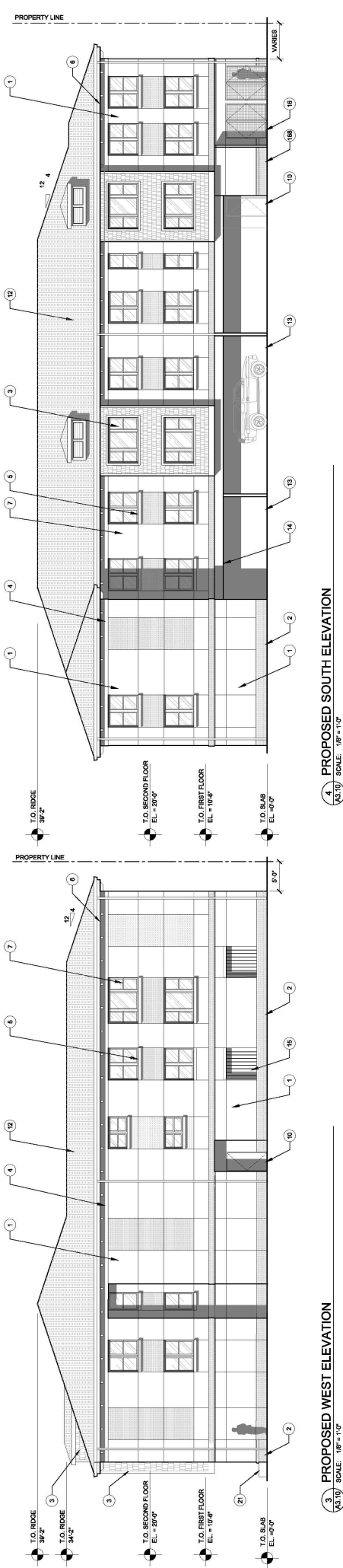
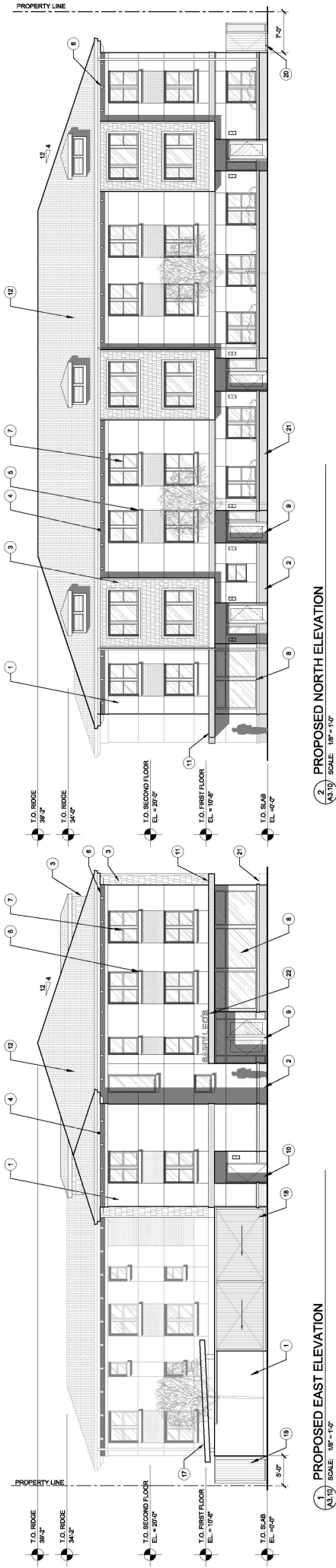
Attachment: D-1 (Ground Floor)

File Numbers: PLN 2015-00263



County of San Mateo - Planning and Building Department

ATTACHMENT E



PROPOSED ELEVATION KEYED NOTES

1. STUCCO SIDING
2. STUCCO BASE
3. FIBER-CEMENT BOARD SHAKE SIDING
4. STUCCO OVER WOOD TRIM AT WINDOWS
5. WOOD BRACKETS
6. VINYL WINDOWS
7. ALUMINUM STOREFRONT
8. ALUMINUM ENTRY DOOR
9. HM STEEL ENTRY DOOR
10. STEEL AWNING
11. ASPHALT SHINGLE ROOF
12. STEEL PIPE COLUMN
13. WOOD BEAM
14. PAINTED STEEL BARS AT OPENING
15. STEEL / WIRE MESH DOORS AT ELECTRICAL METERS
16. STEEL ROOF AT TRASH ENCLOSURE
17. STEEL ROLLING GATE
18. WOOD FENCE
19. WOOD ENTRY GATE
20. CONCRETE PLANTER
21. DIMENSION LETTER SIGNAGE

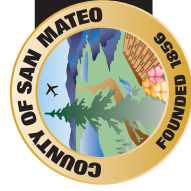
PROPOSED SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

San Mateo County Board of Supervisors Meeting

Owner/Applicant: St. Francis Center of Redwood City

File Numbers: PLN 2015-00263

Attachment: E



County of San Mateo - Planning and Building Department

ATTACHMENT F

In order to qualify for an exemption from the California Environmental Quality Act (CEQA), this project must first qualify under the threshold requirements outlined in Section 15192 and then the specific requirements outlined in Section 15194. Compliance with each section is discussed below:

SECTION 15192. THRESHOLD REQUIREMENTS FOR EXEMPTIONS FOR AGRICULTURAL HOUSING, AFFORDABLE HOUSING, AND RESIDENTIAL INFILL PROJECTS

In order to qualify for an exemption set forth in Sections 15193, 15194 or 15195, a housing project must meet all of the threshold criteria set forth below.

(a) The project must be consistent with:

- (1) Any applicable general plan, specific plan, or local coastal program, including any mitigation measures required by such plan or program, as that plan or program existed on the date that the application for the project pursuant to Section 65943 of the Government Code was deemed complete.

Staff Analysis: Staff has reviewed the proposed project against the applicable policies of the North Fair Oaks Community Plan (NFOCP) and found that the project is consistent, as discussed in the staff report for PLN 2015-00263.

- (2) Any applicable zoning ordinance, as that zoning ordinance existed on the date that the application for the project pursuant to Section 65943 of the Government Code was deemed complete, unless the zoning of project property is inconsistent with the general plan because the project property has not been rezoned to conform to the general plan.

Staff Analysis: The existing zoning of the project site, R-3/S-5 (Multi-Family/2,500 sq. ft. minimum lot area per dwelling unit), is not consistent with the land use designation for this neighborhood, as designated in the NFOCP. The S-5 zoning results in a density of 17.424 du/ac (dwelling units per acre), which is less than the Specific Plan designation of 24-60 du/ac. The proposed PUD rezoning will result in a density of 46.71 du/ac, which is consistent with the Specific Plan.

(b) Community-level environmental review has been adopted or certified.

Staff Analysis: An Environmental Impact Report (Final Environmental Impact Report – North Fair Oaks Community Plan Update, State Clearinghouse #2011042099) was certified for the NFOCP by the Board of Supervisors on November 15, 2011.

- (c) The project and other projects approved prior to the approval of the project can be adequately served by existing utilities, and the project applicant has paid, or has committed to pay, all applicable in-lieu or development fees.

Staff Analysis: Water and sewer mains adequate to meet the demands of the proposed project are in place within the adjacent streets. Both systems have sufficient capacity to serve this proposed project. The applicant has included the cost of connections to these two systems in their overall budget for this project.

- (d) The site of the project:

- (1) Does not contain wetlands, as defined in Section 328.3 of Title 33 of the Code of Federal Regulations.

Staff Analysis: There are no wetlands or other natural water bodies on or near the project site. The project site is mostly paved over at the present time.

- (2) Does not have any value as an ecological community upon which wild animals, birds, plants, fish, amphibians, and invertebrates depend for their conservation and protection.

Staff Analysis: The project site is within a highly developed urban neighborhood. There is no natural vegetation on the project site that could support an ecological community.

- (3) Does not harm any species protected by the Federal Endangered Species Act of 1973 (16 U.S.C. Section 1531 et seq.) or by the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code).

Staff Analysis: As stated previously, there is no natural habitat remaining on the parcel. No listed plant or animal species have been identified on or near the project site.

- (4) Does not cause the destruction or removal of any species protected by a local ordinance in effect at the time the application for the project was deemed complete.

Staff Analysis: No locally protected plant or animal species have been identified on or near the project site.

- (e) The site of the project is not included on any list of facilities and sites compiled pursuant to Section 65962.5 of the Government Code.

Staff Analysis: The project site is not on the California Department of Toxic Substance Control's Hazardous Waste and Substances Site List.

- (f) The site of the project is not subject to a preliminary endangerment assessment prepared by a registered environmental assessor to determine the existence of any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity.

Staff Analysis: The site is not known to contain or have a history of containing hazardous materials. There is no evidence to suggest that future occupants will be exposed to health hazards from nearby properties or activities.

- (g) The project does not have a significant effect on historical resources pursuant to Section 21084.1 of the Public Resources Code.

Staff Analysis: There are no identified historical resources on the project site.

- (h) The project site is not subject to a wildland fire hazard, as determined by the Department of Forestry and Fire Protection, unless the applicable general plan or zoning ordinance contains provisions to mitigate the risk of a wildland fire hazard.

Staff Analysis: The project site is not within a designated Wildland Fire Hazard Zone.

- (i) The project site does not have an unusually high risk of fire or explosion from materials stored or used on nearby properties.

Staff Analysis: Residential uses adjoin the project site on all sides. The St. Francis Center (Community Institutional Use) is across the street. There is no evidence that there is an adjacent use that could generate an unusually high risk of fire or explosion.

- (j) The project site does not present a risk of a public health exposure at a level that would exceed the standards established by any State or Federal agency.

Staff Analysis: There is no evidence to suggest that the project site is at risk of a higher exposure than any of the adjacent residential uses.

- (k) Either the project site is not within a delineated earthquake fault zone or a seismic hazard zone, as determined pursuant to Sections 2622 and 2696 of the Public Resources Code, respectively, or the applicable general plan or zoning ordinance contains provisions to mitigate the risk of an earthquake or seismic hazard.

Staff Analysis: The nearest delineated earthquake fault zone or seismic hazard zone is the San Andreas Fault Zone, which is approximately 5 miles west of the project site.

- (l) Either the project site does not present a landslide hazard, flood plain, flood way, or restriction zone, or the applicable general plan or zoning ordinance contains provisions to mitigate the risk of a landslide or flood.

Staff Analysis: The project site is flat and not within a landslide hazard zone, nor is it within a mapped flood plain or other flood hazard zone.

- (m) The project site is not located on developed open space.

Staff Analysis: The project site has historically been used for residential use. There is no developed open space in the immediate project vicinity.

- (n) The project site is not located within the boundaries of a State conservancy.

Staff Analysis: There are no State conservancies near the project site.

- (o) The project has not been divided into smaller projects to qualify for one or more of the exemptions set forth in Sections 15193 to 15195.

Staff Analysis: The project has not been divided into smaller projects. The project under consideration constitutes the entirety of the activities and structures proposed for the project site.

SECTION 15194. AFFORDABLE HOUSING EXEMPTION

CEQA does not apply to any development project that meets the following criteria:

- (a) The project meets the threshold criteria set forth in Section 15192.

Staff Analysis: The project meets the threshold criteria as described above.

- (b) The project meets the following size criteria: the project site is not more than 5 acres in area.

Staff Analysis: The project site is 13,988 sq. ft. (0.32 acres) in size.

- (c) The project meets both of the following requirements regarding location:

- (1) The project meets one of the following location requirements relating to population density:

- (A) The project site is located within an urbanized area or within a census-defined place with a population density of at least 5,000 persons per square mile.

Staff Analysis: The project site is within an urbanized area. The site is surrounded by urban density residential use on all sides.

- (B) If the project consists of 50 or fewer units, the project site is located within an incorporated city with a population density of at least 2,500 persons per square mile and a total population of at least 25,000 persons.

Staff Analysis: The project site is within an unincorporated pocket adjacent to Redwood City, which has a population of 79,000.

- (C) The project is located within either an incorporated city or a census-defined place with a population density of at least 1,000 persons per square mile and there is no reasonable possibility that the project would have a significant effect on the environment or the residents of the project due to unusual circumstances or due to the related or cumulative impacts of reasonably foreseeable projects in the vicinity of the project.

Staff Analysis: See above.

- (2) The project meets one of the following site-specific location requirements:

- (A) The project site has been previously developed for qualified urban uses.

Staff Analysis: The site has been previously developed with single-family dwellings.

- (B) The parcels immediately adjacent to the project site are developed with qualified urban uses.

Staff Analysis: The project site is bordered by residential uses on all sides.

- (C) The project site has not been developed for urban uses and all of the following conditions are met:

- 1) No parcel within the site has been created within 10 years prior to the proposed development of the site.

- 2) At least 75 percent of the perimeter of the site adjoins parcels that are developed with qualified urban uses.
- 3) The existing remaining 25 percent of the perimeter of the site adjoins parcels that have previously been developed for qualified urban uses.

Staff Analysis: Not applicable. See above discussion.

- (d) The project meets both of the following requirements regarding provision of affordable housing:

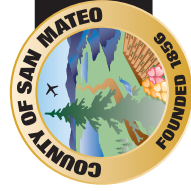
- (1) The project consists of the construction, conversion, or use of residential housing consisting of 100 or fewer units that are affordable to low-income households.

Staff Analysis: The project consists of a 15-unit apartment complex to be developed by the St. Francis Center for extremely low and very low-income housing.

- (2) The developer of the project provides sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of the housing units for lower income households for a period of at least 30 years, at monthly housing costs deemed to be “affordable rent” for lower income, very low income, and extremely low income households, as determined pursuant to Section 50053 of the Health and Safety Code.

Staff Analysis: The project parcels and the proposed building are and will be owned by the St. Francis Center, a non-profit Catholic charity. The St. Francis Center has received public funds to assist in the purchase of this land and the construction of the building.

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County of San Mateo - Planning and Building Department

ATTACHMENT G

COUNTY OF SAN MATEO
PLANNING AND BUILDING

County Government Center
455 County Center, 2nd Floor
Redwood City, CA 94063
650-363-4161 T
650-363-4849 F
www.planning.smcgov.org

September 10, 2015

Sr. Christina Heltsley, EdD
St. Francis Center of Redwood City
151 Buckingham Avenue
Redwood City, CA 94062

Dear Sr. Heltsley:

SUBJECT: Summary of Comments/Questions received at the Pre-Application Project Review Meeting (pursuant to Zoning Regulations Section 6415) held on August 26, 2015 for a lot merger of Assessor's Parcel Numbers 054-263-030 and 064-263-040, and a rezoning to Planned Unit Development (PUD) to allow the construction of a 15-unit (affordable) apartment building (St. Leo's Apartments) on a resultant 13,988 sq. ft. parcel, at 2642 Marlborough Avenue in the unincorporated area of North Fair Oaks.

The three-story wood frame building will be comprised of 2 one-bedroom units, 7 two-bedroom units, and 6 three-bedroom units. The ground floor consists of ADA accessible 2 one-bedroom apartments, 1 two-bedroom apartment, a community room with a kitchen and unisex bathroom, a study room, and an outdoor seating area. The second and third floors consist of 6 two-bedroom apartments, and 6 three-bedroom apartments, and study rooms. Included in the proposal are 17 parking spaces with a separate bicycle storage area and a trash enclosure area.

County File Number PLN 2015-00263

Thank you for your participation in the public meeting held on August 26, 2015. The information and comments exchanged were invaluable in fostering understanding of the surrounding community's concerns and comments about the project. The purpose of this letter is to summarize the comments received at the meeting and to include additional comments received from the County and other reviewing departments.

Besides those representing the project, there were 72 people that signed the meeting "Sign-In" sheet.

SUMMARY OF PUBLIC COMMENTS IN SUPPORT OF THE PROJECT

Generally speaking, there were far more comments by those in support of the project than those who did not (although not everyone who attended the meeting spoke).



1. There is a dire need for affordable housing opportunities in San Mateo County.
2. Density is the only answer, but it needs to be affordable.
3. There is a great need for quality affordable housing for larger families.

SUMMARY OF PUBLIC COMMENTS IN OPPOSITION OF THE PROJECT

1. What will happen to the current residents during demolition of the existing housing and construction of the housing?
2. There is not enough parking in the neighborhood; adding a project of this size will greatly impact an already difficult situation.
3. Crime may increase.
4. There will be additional noise.
5. The apartment will loom over the existing single-family homes and will be out of scale with the adjacent properties.

Project Representative Input: The current residents have been notified that they will need to find other living arrangements. There are no plans to relocate the residents. However, Mr. Pierce of the Board of Directors of the St. Francis Center asked that the affected residents contact him and he would assist them in exploring alternate rental opportunities for the duration of the construction, and that the displaced residents would be first in line to apply and may qualify to rent at St. Leos.

Parking is difficult in the neighborhood, however each unit will have a designated space and two visitor spaces will be provided. The building is located in an area with very high "walkability" scores. There is a bike storage area and the residents will have access to multiple bike racks.

Crime is not expected to increase. In fact, crime is expected to decrease due to the proximity of the apartment building to the Siena Youth Center. Dignified living opportunities bring positive change and impact to the community. There will be ancillary benefits, such as bi-weekly "Parent Action Team Meetings" and parent and youth educational opportunities presented by the "Sheriff's Activity League" and the "Community Alliance to Revitalize our Community."

Noise is not expected to increase due to the apartment building.

The apartment building is designed with the parking area buffering the adjacent properties.

COMMENTS FROM OTHER REVIEWING AGENCIES

County Planning Department

1. The property owner/applicant is strongly encouraged to work with the families that will be displaced to assist in identifying alternate rental opportunities.

County Department of Public Works

1. Prior to the issuance of the building permit or planning permit (for Provision C3 Regulated Projects), the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.
2. Prior to the issuance of the building permit or planning permit (if applicable), the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
3. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. The applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
4. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance #3277.
5. Project impervious area appears to be over 10,000 sq. ft., therefore it triggers C3 (stormwater pollution control requirements). However, if this project qualifies for low income or low, low income housing under Government Code Section 65589.5 (h)(3)

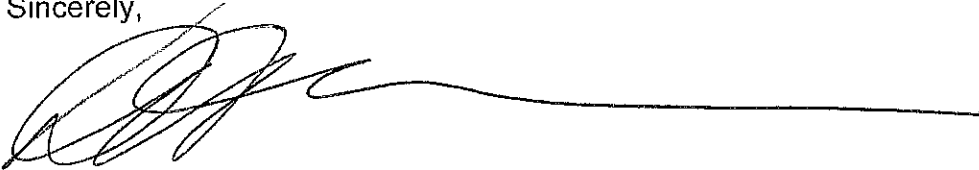
[proof required], then it can qualify for limited stormwater treatment under C3 compliance - C.3.e.i.(3)(b) - minimal treatment.

Geotechnical Department

1. This project will require a soils report.

If you have any questions regarding this summary or need assistance with application requirements, please feel free to contact Tiare Pena at 650/363-1850 or by email at tpena@smcgov.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'David Holbrook', followed by a long horizontal line extending to the right.

David Holbrook
Senior Planner

DJH:TGP:jlh – TGPZ0633_WJN.DOCX

cc: Board of Supervisors
Planning Commission
Carol Marks, Legislative Aide, District Four
Steven Monowitz, Community Development Director
Lisa Aozasa, Deputy Director
County Department of Public works
County Building Inspection Section
Geotechnical Section