



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Planning and Building



Date: October 28, 2014
Board Meeting Date: November 18, 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: ADDENDUM: Public hearing to consider the adoption of: (1) General Plan Map Amendment to change the designation of a 14,564 sq. ft. 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.

DISCUSSION:

Consideration of this item took place at the October 21, 2014 Board of Supervisors meeting at which the Board continued the item to a date certain and directed staff to conduct additional research regarding the existing parking situation in the surrounding neighborhood, to investigate the existence and operation of a halfway house, and to investigate the status of the existing sewer service. The results of the additional research are discussed below.

Parking

As part of the public comment, concerns were raised about the overflow of parking from the existing multiple-family residential developments along Woodside Road into the adjacent single-family residential neighborhood. Specifically, that at least one of the existing apartment complexes adjacent to the proposed development charges an additional fee (beyond the apartment rental fee) for tenants desiring dedicated off-street parking, and that tenants were opting to not pay the additional fee which has resulted in an increase in the amount of street parking being utilized by tenants. Staff conducted outreach to the owners/property management companies of the existing three multiple-family residential properties on the 1800 block of Woodside Road and received responses from all three. The property management company for 1839 Woodside Road informed staff that they do not assess any additional fees for off-street parking. The property management company for 1887 Woodside Road also indicated that they do not assess any additional fees for off-street parking. The property manager for 1855 Woodside Road indicated that one dedicated off-street space is included in the rent. However, there is a fee assessed if a tenant wants an additional dedicated off-street parking space. Depending on the location of the off-street parking space (i.e., covered or uncovered), the fee runs between \$40 and \$70 additional per month and are made available to only the current tenants of the building. The current parking regulations do not include any prohibition on allocation of spaces per tenant nor do they regulate fees charged for the use of the spaces by the tenants.

Street parking on the project parcel side of Woodside Road is somewhat limited due to existing red zones and curb cuts. However, there is enough available area to accommodate approximately 14 cars on the 1800 block of Woodside Road (between Santa Clara Avenue and Santiago Avenue).

Halfway House

Concerns were also raised regarding the “halfway house” and negative impacts on available street parking and intensity of this use in the neighborhood. Through previous conversations with the public, staff is aware of a sober living facility located on Jubilee Court. The operating procedures of the facility are subject to State and Federal legislation regarding housing for individuals with disabilities and have previously been reviewed by the County and found to be consistent with a residential use given that each resident is responsible for providing their own sheets, blankets and pillows, toiletries, and laundry supplies. Further, residents are responsible for providing their own food, and for cooking and cleaning up after themselves. Per the facilities requirements, residents are required to commit to a minimum of a 30-day stay while a 90-day stay is recommended. There is no treatment provided at the residence. As to the number of residents living in the single-family residence, current Zoning Regulations do not include a limitation on the number of individuals occupying a residence nor on the number of vehicles that can be associated with a property.

Sewer

Issues regarding previous malfunctions in the sewer system were also mentioned during public comment. The existing sewer service is provided by the Fair Oaks Sewer District (District), which is administered through the County Department of Public Works. A review of the District's records identifies the sewer main serving this property as a private main that originates on Santa Clara Avenue and runs through the right side yard of the property at 130 Santa Clara Avenue, through the rear of both the subject parcel and the neighboring parcel located at 1839 Woodside Road. There is no existing sewer line located on this portion of Woodside Road. The District was referred this project during the Major Pre-Application phase (July 2013) and again when the project was formally submitted (November 2013). The comment letter from the District includes requirements that the applicant complete a capacity analysis of both the private main and the existing District main to confirm that the existing infrastructure is adequate prior to the issuance of a building permit. Additionally, if this analysis determines that improvements to the infrastructure are required, these improvements must be completed to the satisfaction of the District in order for development of the subject parcel to occur.