



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Planning and Building



Date: October 14, 2014
Board Meeting Date: November 18, 2014
Special Notice / Hearing: 10 days within 500 ft.
Vote Required: Majority

To: Honorable Board of Supervisors

From: Steve Monowitz, Acting Community Development Director

Subject: EXECUTIVE SUMMARY: Public hearing to consider adoption of ordinances for Zoning Text and Map Amendments to rezone three parcels from "PUD-133" to "PUD-137," for the construction of a 16-unit, two-story multi-family supportive housing development at 101/105 Fifth Avenue in the unincorporated Selby Park area of North Fair Oaks, and waiver of reading the ordinances in their entirety.

RECOMMENDATION:

1. Approve the proposed Zoning Text and Map Amendments, County File Number PLN 2014-00118, 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-137" (Planned Unit Development-137) Regulations.
3. Adopt the ordinance to change the subject parcel's Zoning Map designation from "PUD-133" to "PUD-137."

BACKGROUND:

The applicant, Mental Health Association of San Mateo County, is proposing to construct a two-story multi-family housing development. The building will include 15 studio apartments and a one-bedroom manager's unit, a community room, and on-site laundry rooms. Total proposed floor area of the building will be 13,376 sq. ft. The applicant is proposing 16 uncovered parking spaces for the development.

The proposed rezoning is necessary because the existing zoning of this site allowed a specific 10-unit townhome development with a specific layout and design. Because of the nature of the Planned Unit Development zoning regulations, only that specific design can be built on this property unless the zoning is changed to accommodate a different design and/or use. The current proposal calls for a different number of units

(16 versus 10), a different configuration (one building versus two blocks of townhomes), and reduced setbacks along the Waverly Avenue frontage (10 feet where 20 feet would typically be required).

DISCUSSION:

As a requirement for a large scale residential structure, a public workshop was held on March 5, 2014, at the Fair Oaks Community Center in North Fair Oaks. Comments received at the workshop included concerns about the future residents of the proposed building and the suitability of such a use in this neighborhood. No comments were made regarding the design of the building or its placement on the project parcels. As is discussed in Section D of the staff report, State and Federal laws preclude the County from discriminating against low-income housing projects, which this project qualifies as. The project does in fact comply with several policies within the North Fair Oaks Community Plan that directly address homelessness and low-income housing needs.

The project also is in compliance with several policies of the County's General Plan Housing Element, including Goal No. 2 which calls for the County to support the production of new housing for low, very low, and extremely low income populations, as well as Policy HE 20 which calls on the County to support the development of affordable and special needs housing.

The proposed rezoning is necessary because the existing zoning of this site allowed a specific 10-unit townhome development with a specific layout and design. Because of the nature of the Planned Unit Development zoning regulations, only that specific design can be built on this property unless the zoning is changed to accommodate a different design and/or use.

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.