



# BOARD OF SUPERVISORS

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## ITEM # 8

Owner: ..... Canyon Vista Partners, LLC  
Applicant: ..... Canyon Vista Partners, LLC  
File Number: ..... PLN 2020-00351  
Location: ..... 206 Sequoia Avenue, Sequoia Tract  
APN: ..... 069-341-050

Project Description:

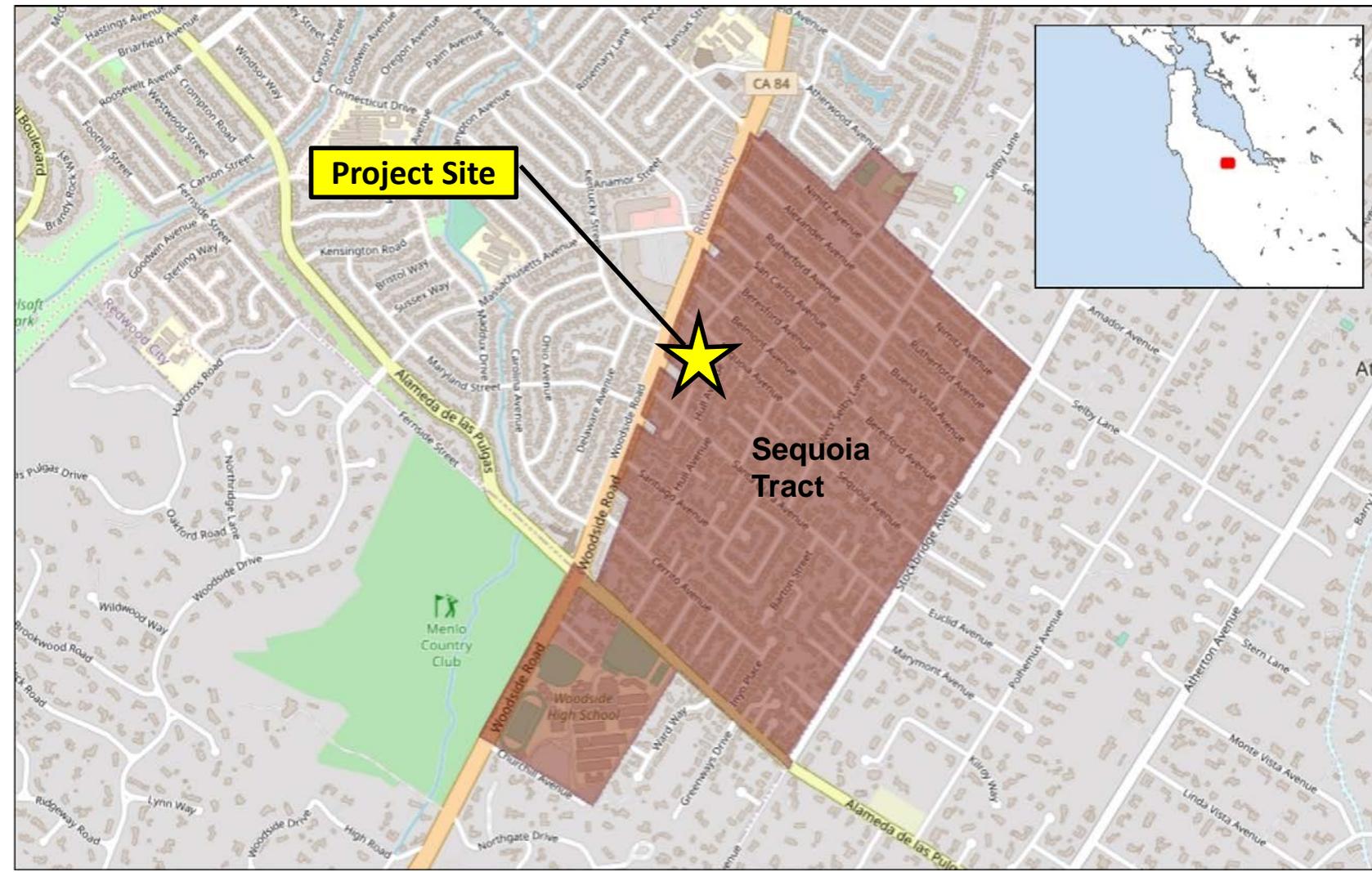
**General Plan Map Amendment and Zoning Map Amendment to change the land use designation of one 18,951 sq. ft. parcel from Medium Density Residential to High Density Residential and zoning from One-family Residential to Multiple-family Residential.**



# PROJECT PROPOSAL

**General Plan Map Amendment**  
Change from Medium Density (6.1 – 8.7 du/ac) to High Density (17.5 – 87.0 du/ac).

**Zoning Map Amendment**  
Change from One-family Residential (R-1) to Multiple-family Residential (R-3).



# Vicinity Map



**Project Parcel**

Single-family residential

Commercial

Existing Multi-family Residential

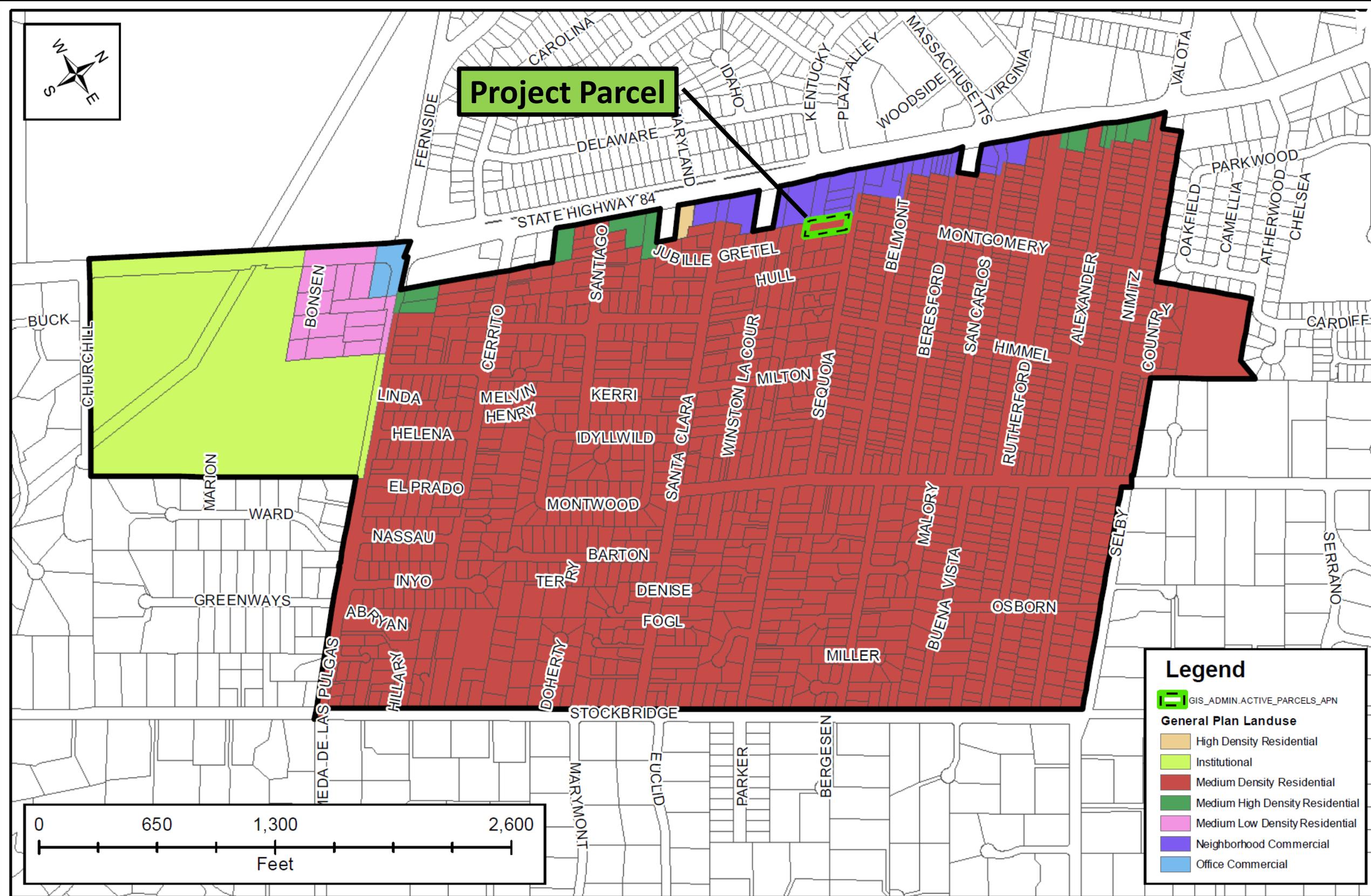
Single-family residential

Commercial

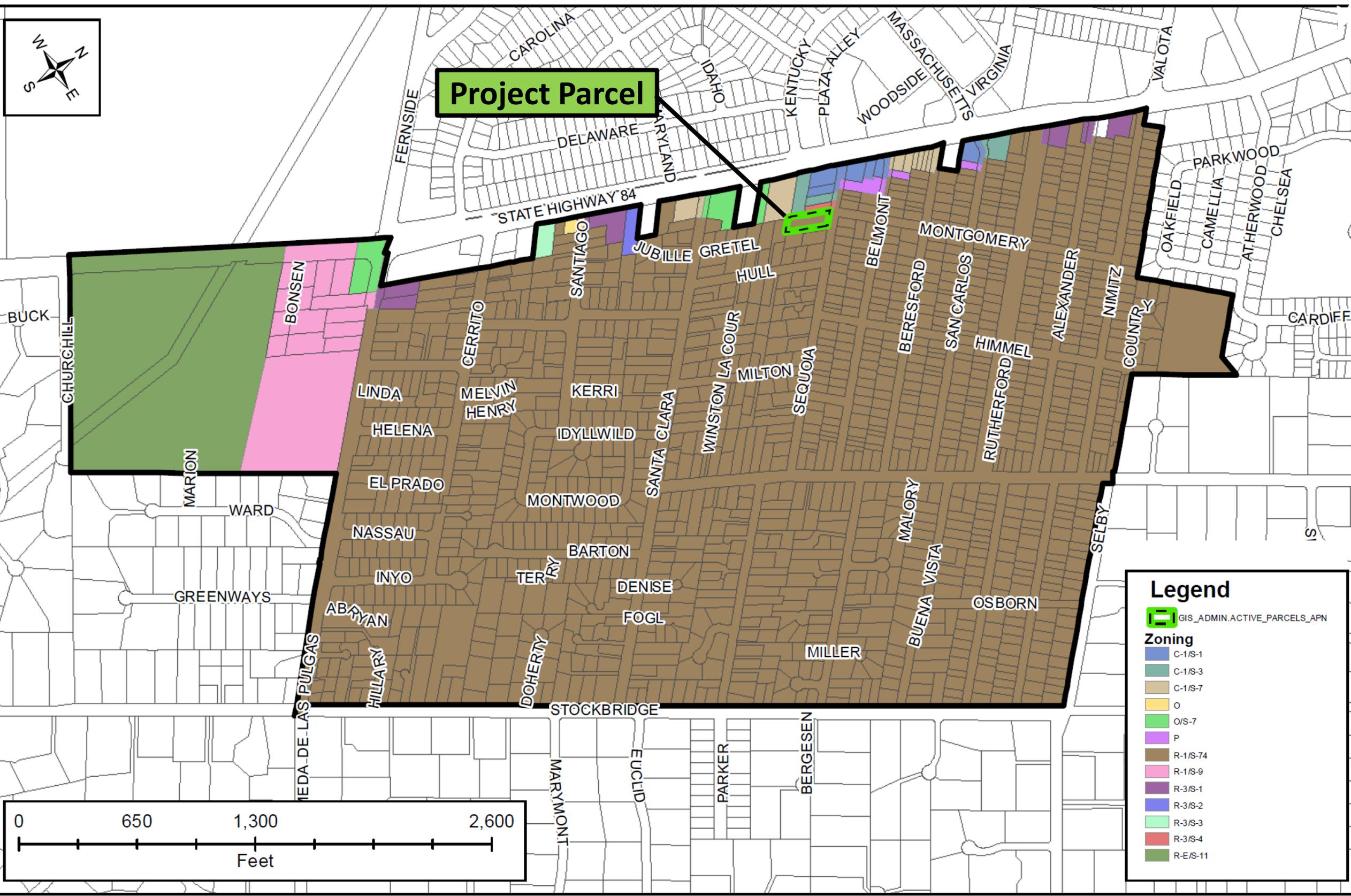


**COUNTY OF SAN MATEO**

# General Plan Map



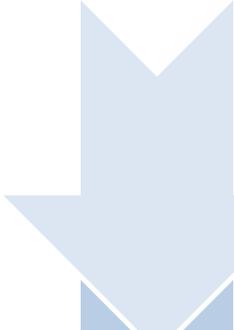
# Zoning Map





## DECISION PROCESS

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Staff recommendation to Planning Commission



Planning Commission recommendation to Board of Supervisors



Consideration by Board of Supervisors



## PROJECT CHRONOLOGY

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Major Development Pre-application Workshop  
*August 17, 2020*

Initial Study and Mitigated Negative Declaration comment period  
*January 7 – January 27, 2021*

Planning Commission public hearing  
*February 24, 2021*

**Board of Supervisors public hearing**  
*May 5, 2021*



# REGULATIONS CONFORMANCE

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## General Plan

### ✓ General Land Use and Urban Land Use

- Encourage residential land uses in urban areas where infrastructure and services are available in effort to revitalize existing developed areas.
- Seek to provide a mix and amount of residential land uses that provide substantial housing opportunities in unincorporated areas.
- Locate High Density Residential areas adjacent to or in conjunction with commercial land uses, near employment centers, next to public services and facilities, and on large vacant parcels on the edge of or outside of single-family neighborhoods.



# REGULATIONS CONFORMANCE

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## General Plan

- ✓ Water Supply and Wastewater
  - Seek to ensure adequate capacities to serve the level of development permitted by adopted land use plans.



# REGULATIONS CONFORMANCE

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## General Plan

### ✓ Transportation

- Seek to ensure adequately functioning circulation systems
  - Maximum Potential Development = 15 units
  - Trip Generation = 5.81 trips per unit per day
  - Expected maximum trip generation = 88 trips per day



# REGULATIONS CONFORMANCE

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## General Plan

### ✓ Housing Element

- Encourage General Plan Amendments and rezoning of underutilized land for higher density residential development to help meet the County's Regional Housing Need Allocation.
- Facilitate housing production countywide.
- Encourage a range of housing development in proximity to transit or in commercial districts with development standards that facilitate rather than impede development.



# REGULATIONS CONFORMANCE

**Current Zoning: R-1/S-74**

**Proposed Zoning: R-3/S-3**



Zoning Standards Comparison		
Standard	S-74 (Existing)	S-3 (Proposed)
Minimum Lot Width	50 ft.	50 ft.
Minimum Lot Area	5,000 sq. ft.	5,000 sq. ft.
Minimum Lot Area per Dwelling Unit	5,000 sq. ft.	1,250 sq. ft.
Density	6.1 - 8.7 units/net acre Existing development: 2.3 units/net acre	17.5-87.0 units/net acre Maximum development: 34.5 units/net acre
Minimum Setbacks		
Front	20 ft.	20 ft.
Rear	20 ft.	20 ft.
Side	5 ft.	5 ft.
Maximum Lot Coverage	50%	50%
Maximum Floor Area	6,227.26 sq. ft.	None
Maximum Height	28 ft.	36 ft.
Maximum Stories	2	3
Daylight Plane	Yes	No
Maximum Parking Requirements	2 covered parking spaces (dwelling with 2 or more bedrooms)	30 covered parking spaces (assuming maximum development potential of 15 units with 2 or more bedrooms each)



# ENVIRONMENTAL REVIEW

- Initial Study and Mitigated Negative Declaration
- Comment period: January 7, 2021 – January 27, 2021
- No comments received as to adequacy of the Initial Study and Mitigated Negative Declaration
- Mitigation Monitoring and Reporting Program

General Plan Map Amendment and Rezone for APN 069-341-050 (PLN2020-00351)  
Mitigation Monitoring and Reporting Program

Impact	Mitigation Measure	Implementation Responsibility/Action	Implementation Timing	Monitoring and Enforcement Responsibility/Action
<b>Utilities and Service Systems</b>				
<p><b>Impact 1:</b> The proposed project will result in the generation of additional sewage flow at the time of future development on the property.</p>	<p><b>Mitigation Measure 1:</b> The applicant shall be responsible for the cost of designing, constructing, and managing a sanitary sewer project within the Fair Oaks Sewer Maintenance District boundary to reduce the amount of inflow and infiltration in its collection system and to offset additional flows generated from any future development of the project parcel. The design of the sanitary sewer project must be completed and approved by the Fair Oaks Sewer Maintenance District prior to the issuance of a building permit on the project property.</p>	<p>Project Applicant shall design, construct, and manage the sewer project.</p> <p>Fair Oaks Sewer Maintenance District shall review, approve and inspect sewer project.</p>	<p>Applicant shall submit design for review prior to issuance of a building permit on the property.</p> <p>Applicant shall construct sewer project prior to building permit final for development on the property.</p>	<p>County Planning and Building Department shall confirm sewer project design is submitted to Fair Oaks Sewer Maintenance District prior to issuance of a building permit for development on the property.</p> <p>Fair Oaks Sewer Maintenance District shall inspect and approve construction prior to building permit final for development on the property.</p>



## PLANNING COMMISSION CONSIDERATION

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Planning Commission public hearing – February 24, 2021

Commissioner concerns:

- Absence of design review for the area.
- Lack of nearby parkland to support the increased density.
- Increased traffic and parking.

Planning Commission voted (3-2) to recommend adoption of the proposed amendments.



## FINDINGS

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- ✓ That the proposed rezoning of the parcel meets the public necessity, convenience, and the general welfare of the community.
- ✓ That the General Plan Land Use Map Amendment is compatible with adjacent land uses and will not be in conflict with the policies of the General Plan.



## RECOMMENDATION

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### That the Board of Supervisors:

- A. Adopt a resolution adopting the Initial Study and Mitigated Negative Declaration, and Mitigation Monitoring and Reporting Program for the amendment of the County General Plan Land Use Map to change the land use designation of APN 069-341-050 at 206 Sequoia Avenue from "Medium Density Residential" to "High Density Residential" and rezoning the subject parcel from R-1/S-74 to R-3/S-3;
- B. Adopt a resolution amending the San Mateo County General Plan Land Use Map to change the land use designation of APN 069-341-050 at 206 Sequoia Avenue from "Medium Density Residential" to "High Density Residential"; and
- C. Adopt an ordinance amending Chapter 2 of Division VI of the San Mateo County Ordinance Code (Zoning Annex) to revise the Zoning Maps, Appendix A, to change the zoning of APN 069-341-050 at 206 Sequoia Avenue from R-1/S-74 to R-3/S-3, previously introduced to the Planning Commission on February 24, 2021, and waive reading of the ordinance in its entirety.



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