

Board Meeting Date: May 18, 2021
Special Notice / Hearing: 10-day, within 500 feet
Vote Required: Majority

To: Honorable Board of Supervisors

From: Steve Monowitz, Community Development Director

Subject: EXECUTIVE SUMMARY: Consideration of (1) a General Plan Map Amendment to change an 18,951 sq. ft. parcel developed with a single-family home from Medium Density Residential to High Density Residential, (2) a Zoning Map Amendment to rezone the parcel from One-family Residential (R-1) to Multiple-family Residential (R-3), and (3) a Mitigated Negative Declaration, pursuant to the California Environmental Quality Act. The project is located at 206 Sequoia Avenue in the unincorporated Sequoia Tract area of San Mateo County.

County File Number: PLN 2020-00351 (Canyon Vista Partners, LLC)

RECOMMENDATION:

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.

BACKGROUND:

The applicant proposes to rezone an existing 18,951 sq. ft. parcel developed with a single-family home from R-1/S-74 (One-family Residential/5,000 sq. ft. lot minimum) to R-3/S-3 (Multiple-family Residential/5,000 sq. ft. lot minimum) zoning and amend the General Plan land use designation from Medium Density Residential (6.1 - 8.7 dwelling

units per net acre) to High Density Residential (17.5 - 87.0 dwelling units per acre). The project does not include a development proposal at this time; however, the proposed rezoning and General Plan Map Amendment would allow a future development of up to a maximum of 15 residential units on the property. Any future development would be subject to County review at the time of proposal, including environmental review, as applicable, for compliance with the California Environmental Quality Act (CEQA).

DISCUSSION:

Planning Commission Hearing: The Planning Commission considered the proposed amendments at its regularly scheduled public meeting on February 24, 2021 and voted (3-2) to recommend that the Board of Supervisors adopt the amendments. Concerns raised during the meeting included not being able to review the development design as there is no design review, lack of parklands in the area to support higher density, and increased traffic and parking demand.

The project site is located on Sequoia Avenue, approximately 300 feet south of Woodside Road (Highway 84), at the edge of the Sequoia Tract neighborhood where surrounding single-family residential zoned parcels range in size from 5,000 sq. ft. to 10,000 sq. ft. compared to the larger 18,951 sq. ft. project parcel. While the project does not include a development proposal, the applicant tentatively intends to demolish the existing 1970's single-family residence and construct a 15-unit multi-family residential complex, with 20 percent required to be affordable units pursuant to the County's existing regulations. As mentioned above, any future development proposal would be subject to County review at the time of proposal, including discretionary permits and environmental review, as applicable, for compliance with CEQA.

The proposed amendments are consistent with the applicable policies of the General Plan including General Land Use, Urban Land Use, Water Supply, Wastewater, Transportation, and the Housing Element, as the project parcel is adjacent to commercial and multi-family residential zoning districts and within walking distance to bus stops and commercial establishments. The amendments will allow better utilization of the larger parcel for a transitional buffer of multi-family residential development between the higher intensity commercial corridor along Woodside Road, the existing adjacent multi-family residential development and lower density single-family residential neighborhood. Future residential development would be required to provide off-street parking in compliance with the County's Zoning Regulations. The proposed zoning of R-3/S-3 (Multiple-family residential/5,000 sq. ft. lot minimum) will allow future multi-family residential construction on the parcel that is proportional in size and scale to the parcel and existing multi-family S-3 and S-4 development in the area.

An Initial Study/Mitigated Negative Declaration was prepared for the project that concludes the proposed project will not have any significant environmental impacts. A Mitigation Monitoring and Reporting Program is included to ensure appropriate enforcement of a sewer mitigation measure prior to the issuance of any future building permit for development.

The Resolutions and Ordinance have been reviewed and approved by County Counsel as to form.

FISCAL IMPACT:

No fiscal impact.