



PLANNING COMMISSION

Board of Supervisors Chambers
400 County Center, Redwood City

ITEM #2

Owner: **John O'Rourke**

Applicant: **San Mateo Real Estate and Construction**

File Number: . . . **PLN2002-00517**

Location: **Bel Aire Road, San Mateo Highlands**

APN: **041-111-360, 041-111-160, 041-111-270, 041-111-280, 041-111-320, 041-111-130**

Project Description:

Major Subdivision , Grading Permit, and Certification of a Final Environmental Impact Report to subdivision a 13.32-acre site (Water Tank Hill) into 21-legal parcels for development of 19 single-family dwellings.



CONTIUNED HEARING

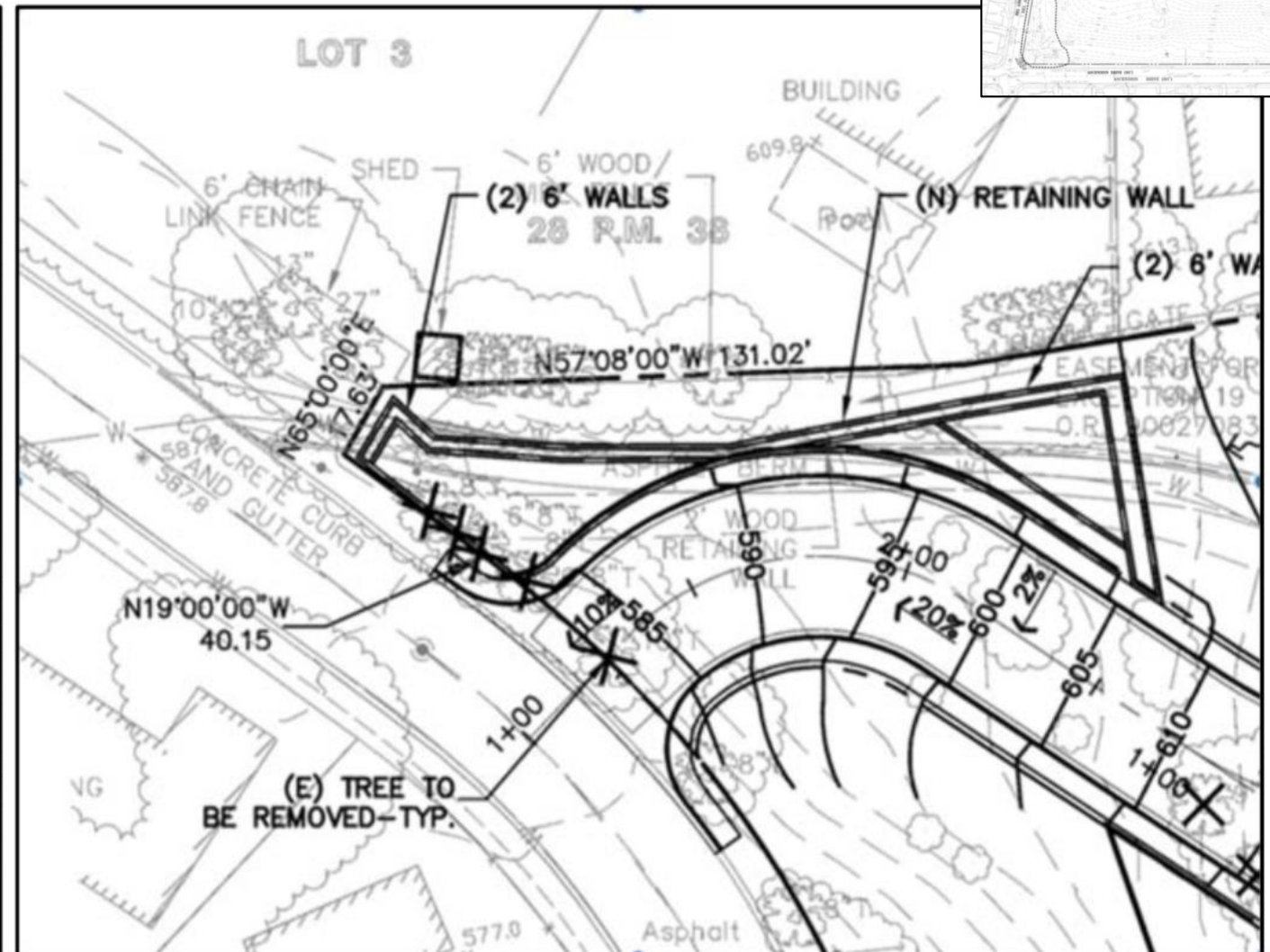
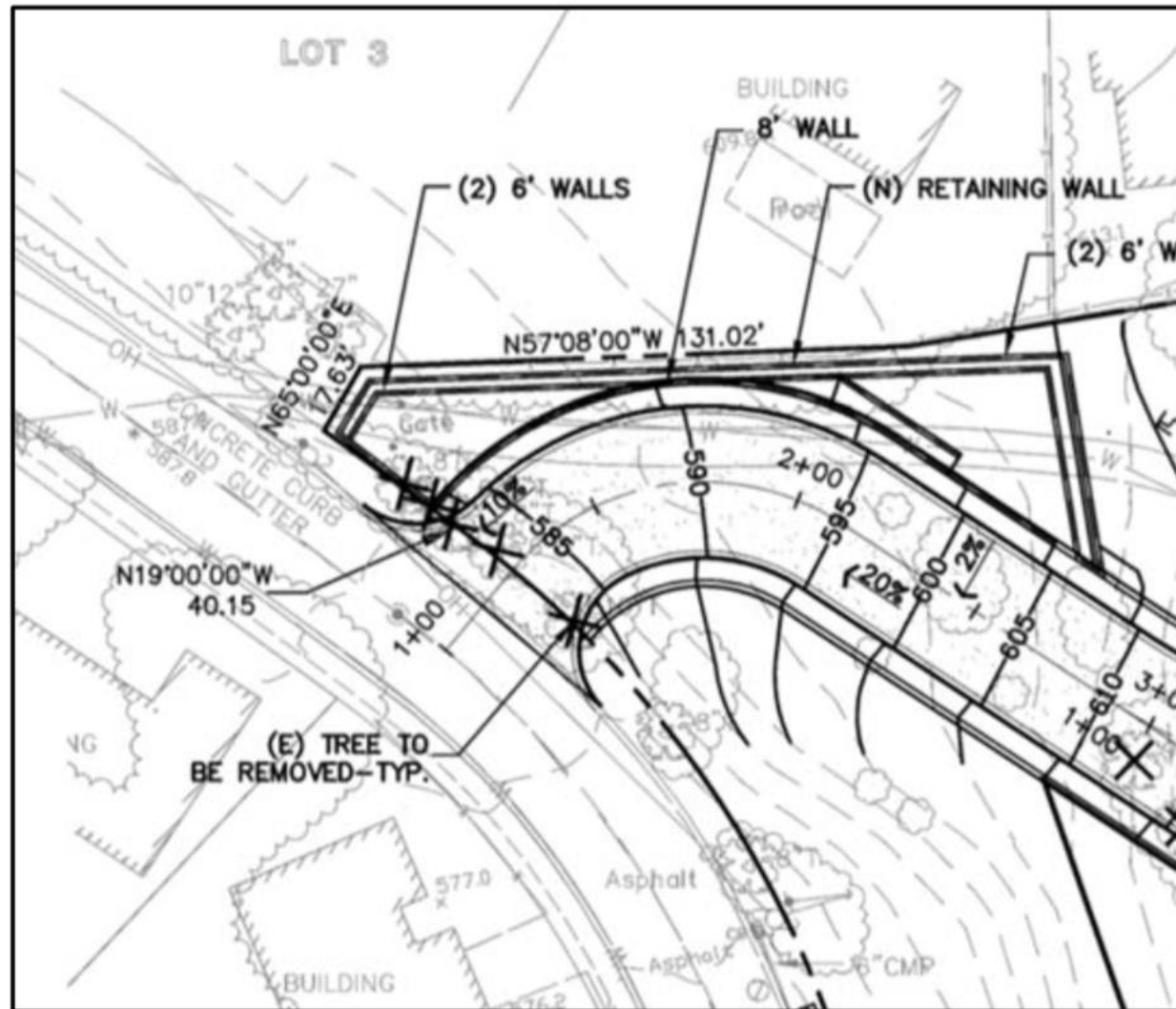
Continued from February 25, 2015 Hearing

- Prepare draft Findings for Denial
- Receive additional materials/information from the applicant
- Staff review additional materials, and update Final EIR where necessary.





REVISED ROAD ACCESS



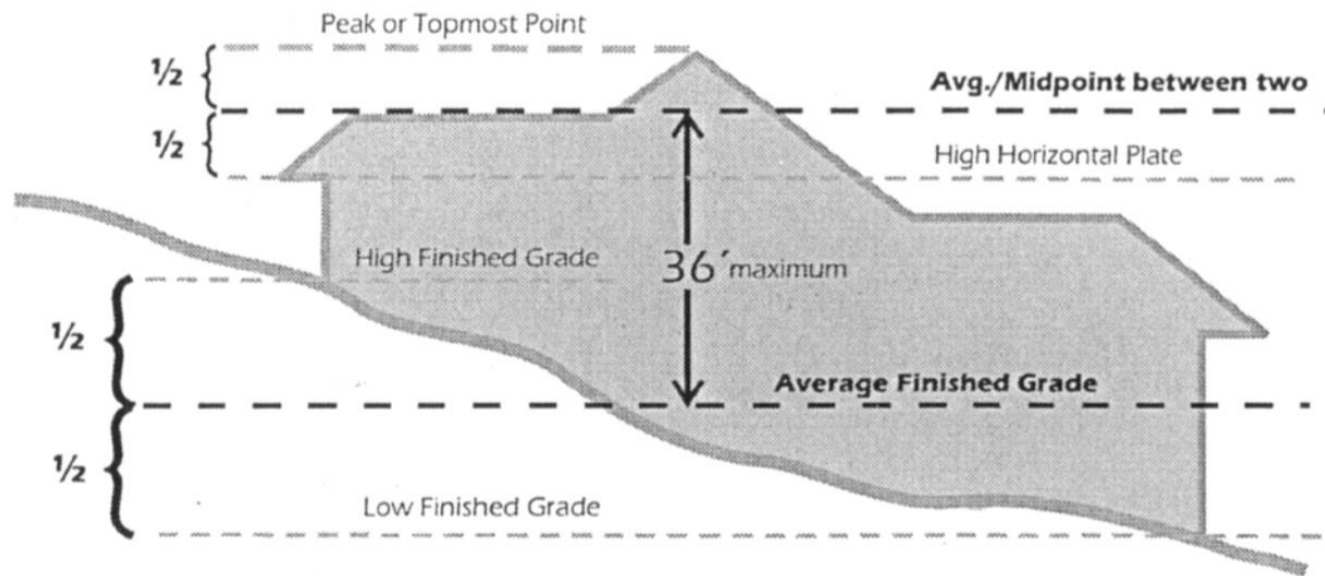


CONCEPTUAL LANDSCAPE PLAN

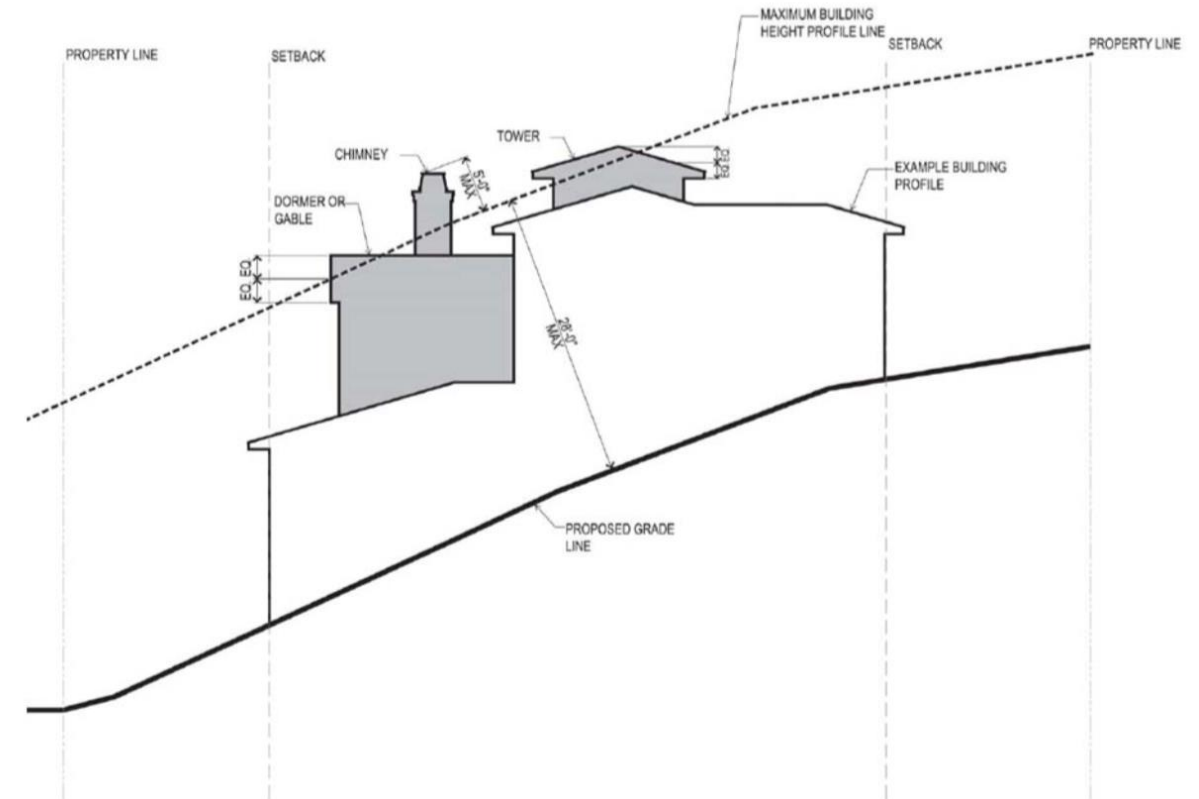




PROPOSED HEIGHT RESTRICTION



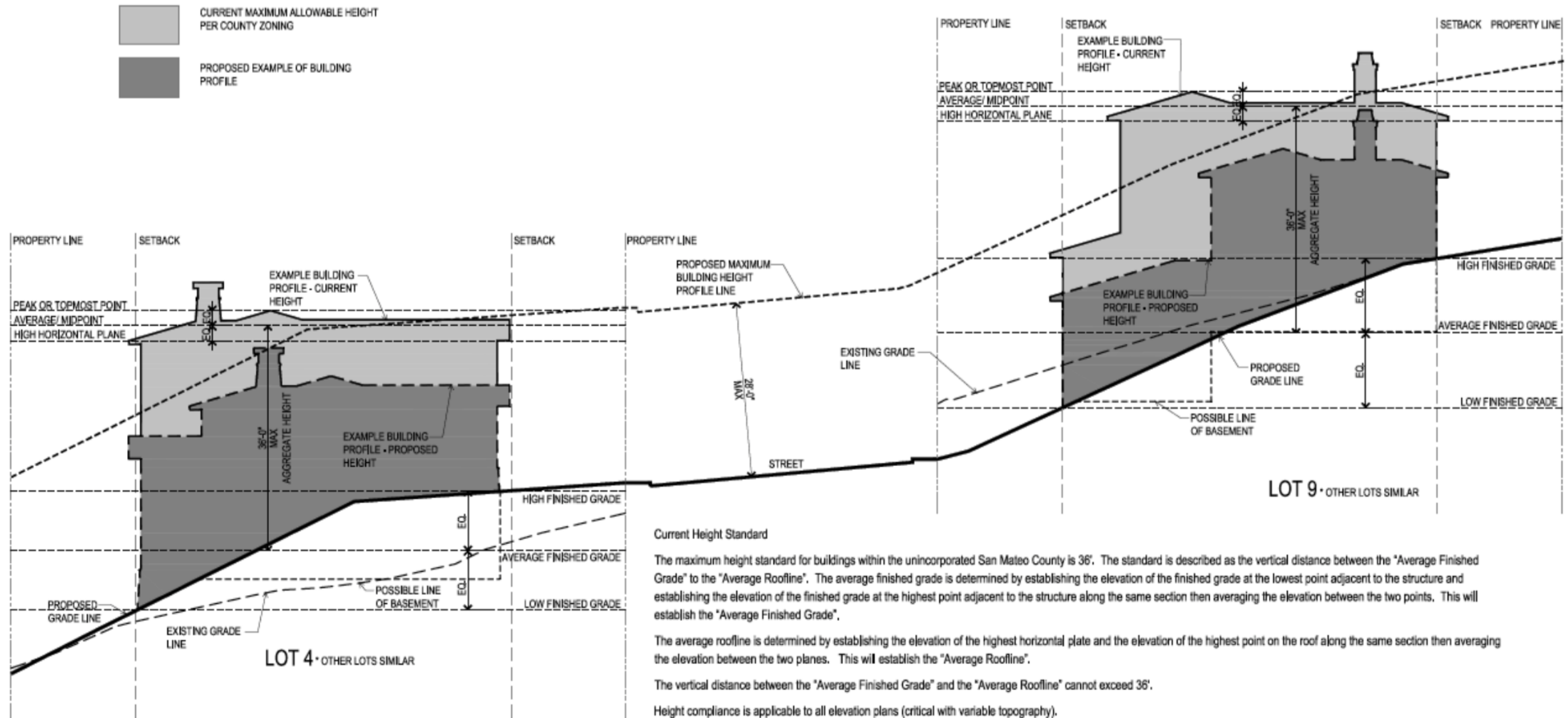
Current R-1/S-8 height requirement



Proposed Height Requirement



PROPOSED HEIGHT RESTRICTION



Current Height Standard

The maximum height standard for buildings within the unincorporated San Mateo County is 36'. The standard is described as the vertical distance between the "Average Finished Grade" to the "Average Roofline". The average finished grade is determined by establishing the elevation of the finished grade at the lowest point adjacent to the structure and establishing the elevation of the finished grade at the highest point adjacent to the structure along the same section then averaging the elevation between the two points. This will establish the "Average Finished Grade".

The average roofline is determined by establishing the elevation of the highest horizontal plate and the elevation of the highest point on the roof along the same section then averaging the elevation between the two planes. This will establish the "Average Roofline".

The vertical distance between the "Average Finished Grade" and the "Average Roofline" cannot exceed 36'.

Height compliance is applicable to all elevation plans (critical with variable topography).

Finished Grade (pursuit to sec. 6102.14) is defined as the topographic contours which result after completion of construction on the site.

Natural Grade is defined as the topographic contours which exist prior to any disturbance related to construction on the site.

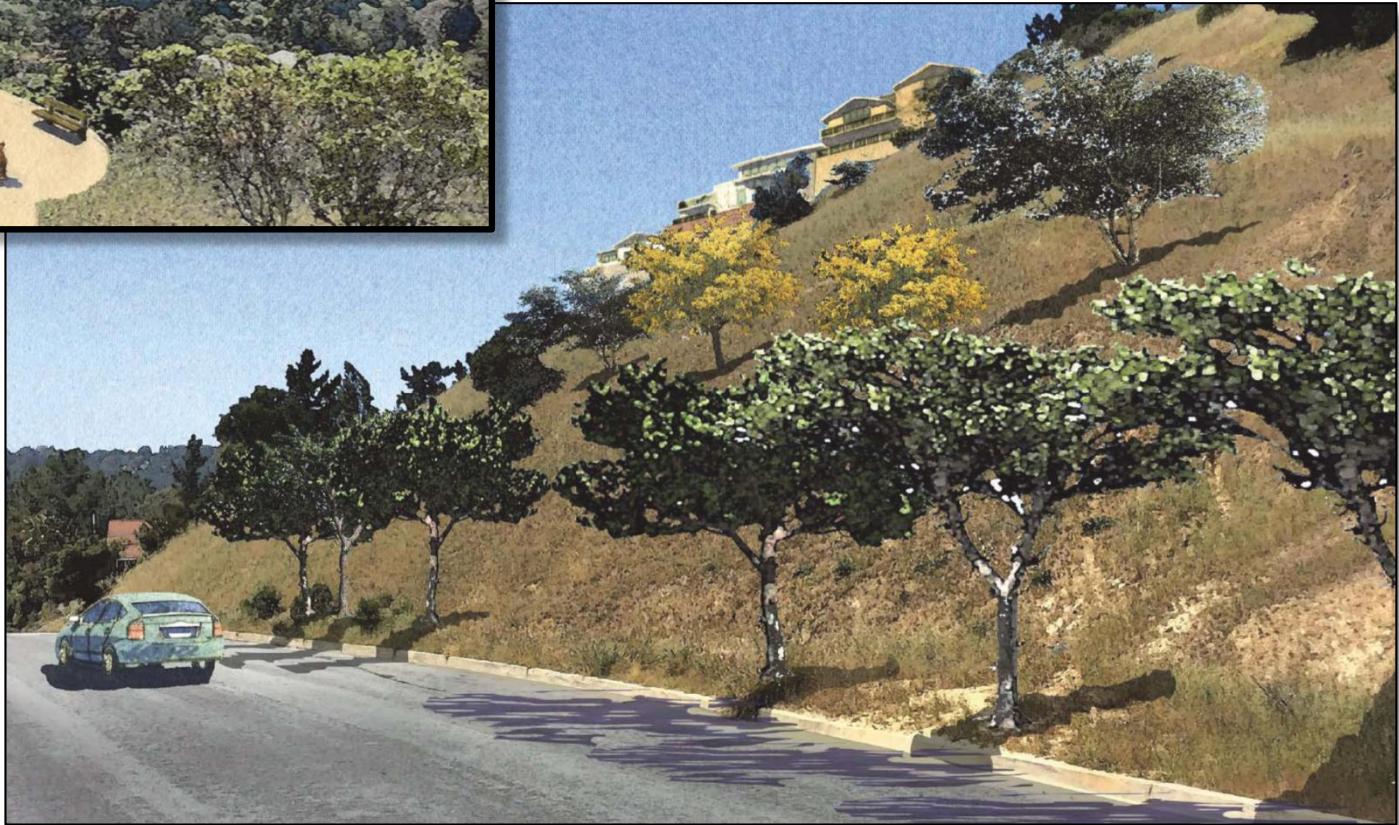


DESIGN STYLES/GUIDELINES





RENDERINGS









ADDITIONAL MATERIALS & INFORMATION

Public Access

- Street will not be gated, and trail to remain open via CC&Rs

Water Availability

- Confirmation from Calwater of adequate water for project/subdivision

School Impact Fees

- Calculations provided

Housing Density Analysis

- Neighborhood Density Survey provided

Additional Biological Survey

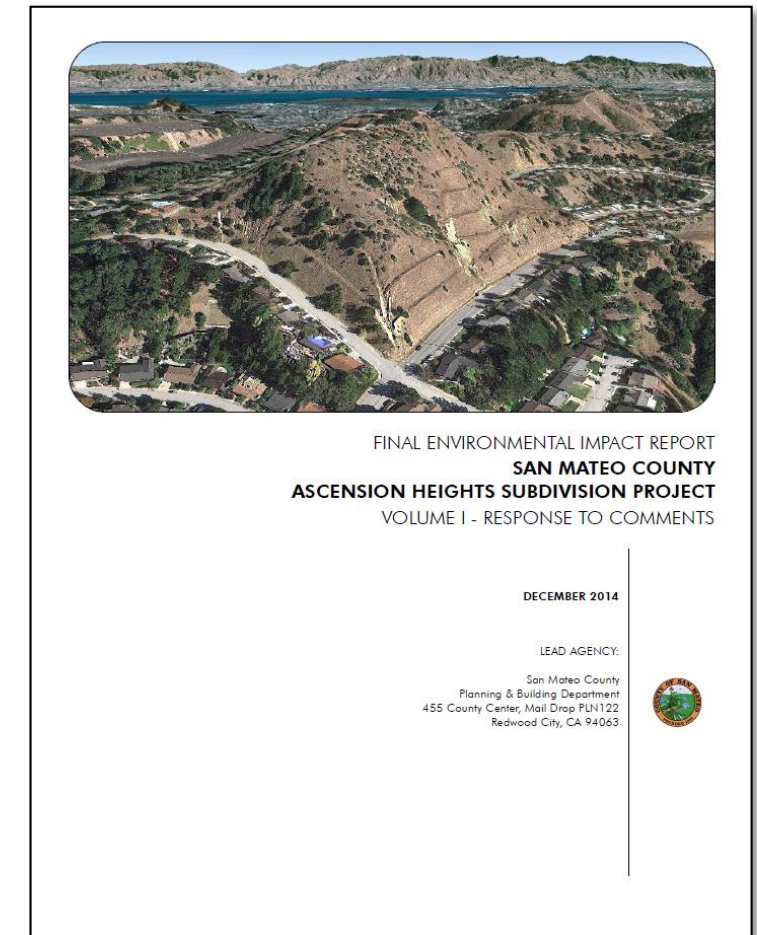
- Conducted in March 2015 during blooming season



REVISED FINAL EIR

Revised Final Environmental Impact Report

- Updated to reflect additional information
- Additional biological surveys and discussion
- Additional air quality discussion





ADDITIONAL CONDITION

"Prior to issuance of a grading hard card by the Planning and Building Department, the applicant shall file a plan to correct the existing surface erosion conditions on the subject site (Erosion Correction Plan). The Erosion Correction Plan shall include provisions for the removal or correction of the failed drainage facilities at the southwest corner of the site. The Erosion Correction Plan will be subject to review and approval by the Community Development Director and the Director of Public Works. The applicant shall also post a security in an amount determined by the Community Development Director and/or the Director of Public Works to be sufficient to ensure the faithful performance of the Erosion Correction Plan, pursuant to Section 8604.11 of the San Mateo County Ordinance Code."



FINDINGS FOR DENIAL AND APPROVAL

- **Draft Findings for Denial - Attachment A**
- **Findings for Approval - Attachment B**



SUBJECT SITE

