



North Fair Oaks Community Council
San Mateo County Coordinated
Departmental Response



DATE: May 16, 2025
NFOCC MEETING DATE: May 22, 2025
SPECIAL NOTICE/HEARING: 10 Days, within 300 feet
VOTE REQUIRED: Majority

TO: North Fair Oaks Community Council

FROM: Planning Staff

SUBJECT: Consideration of a Minor Subdivision to allow the subdivision of a 20,120.94 sq. ft. parcel into two parcels (Lot 1: 10,059.82 sq. ft. and Lot 2: 10,061.12 sq. ft.).

County File Number: PLN2024-00269 (Sadeghian)

PROPOSAL

The applicant, Sam Sadeghian, proposes to subdivide an existing 20,120.94 sq. ft. parcel into two (2) parcels, Parcel 1 of 10,058.82 sq. ft and the other Parcel 2 of 10,061.12 sq. ft. in size. The existing parcel is developed with a single-family home that is proposed to be demolished as part of this application.

RECOMMENDATION

That the North Fair Oaks Community Council provide a recommendation to the Director of Planning and Building for the proposed minor subdivision.

BACKGROUND

Report Prepared By: Jonathan Bruns, Project Planner

Owner/Applicant: Rona Maskin / Sam Sadeghian

Location: 543 Encina Avenue, North Fair Oaks

APN: 060-153-030

Parcel Size: 20,120.94 sq. ft.

Existing Zoning: R-1/S-93 (One-Family Residential District/ 10,000 sq. ft. Minimum Parcel Size)

General Plan Designation: Residential, Medium Density Residential

Existing Land Use: Single-Family Residence

Water Supply: California Water Service – Bear Gulch

Sewage Disposal: Fair Oaks Sewer District

Flood Zone: Zone X (Area of Minimal Flood Hazard); FEMA Panel No. 06081C0302E, Effective October 16, 2012

Environmental Evaluation: This project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15315, Class 15, for minor land divisions of four or fewer parcels.

Setting: The project site is a flat parcel located within an existing residential neighborhood. The surrounding development is comprised largely of single-family residences. Parcels along Encina Avenue vary in size from roughly 20,000 sq ft. to under 10,000 sq. ft. All surrounding parcels in the neighborhood are developed.

Chronology:

<u>Date</u>	<u>Action</u>
October 2, 2024	- Minor Subdivision application, PLN2024-00269, submitted to Current Planning Section.
May 22, 2025	- North Fair Oaks Council Meeting
July 3, 2025	- Zoning Hearing Officer Meeting

DISCUSSION

A. KEY ISSUES

1. Compliance with the General Plan

Urban Land Use Policies

Policy 8.9 (*Designation of Existing Urban Communities*) of the General Plan identifies North Fair Oaks as an urban community and the North Fair Oaks Community Plan has designated the land use density as Single-Family Residential. Policy 8.36 (*Uses*) seeks to allow uses in zoning districts that are consistent with the overall land use designation and to adopt the land use designations of the North Fair Oaks Community Plan.

The subject parcel is zoned R-1/S-93 (One-Family Residential District/ 10,000 sq. ft. minimum parcel size). The subject property is developed with a single-family residential development which is consistent with the allowable uses of this zoning district. While the project, as proposed, includes the demolition of the existing single-family residence any future development would be subject to the development standards and allowable uses of the zoning designation.

Policy 8.38 (*Parcel Sizes*) seeks to regulate minimum parcel sizes in zoning districts in an attempt to: (1) ensure parcels are usable and developable; (2) establish orderly and compatible development patterns; (3) protect public health and safety; and (4) minimize significant losses of property values loss.

As noted previously, the subject parcel is located within the S-93 zoning district which establishes a 10,000 sq. ft. minimum parcel size. The parcels resulting from the proposed subdivision will be of a standard size and configuration which will comply with these requirements and be consistent with the development patterns of the surrounding neighborhood.

2. Compliance with the North Fair Oaks Community Plan

Chapter 2: Land Use Designations

Chapter 2 of the North Fair Oaks Community Plan provides in part, an overview of current and future land use needs and recommended land use designation strategies for North Fair Oaks. The chapter defines the Single-Family Residential zoned areas and the associated allowable densities. For Single-Family Residential designated areas within the North Fair Oaks community a density of 15 to 24 dwelling units per acre has been established.

The proposal seeks to subdivide a 20,120.94 sq. ft. parcel into two parcels. Resulting in one 10,059.82 sq. ft. parcel and one 10,061.12 sq. ft. parcel and a density of roughly 8.71 dwelling units per acre. While this density is below the noted density it remains consistent as it does not exceed the maximum allowable. The size of the resulting parcels is of a size and configuration that ensures that resulting future development can comply with the development standards outlined by the underlying zoning district and reiterated in the Community Plan.

3. Compliance with the Zoning Regulations

a. S-93 Development Standards

As discussed previously, the proposed project involves the subdivision of one parcel into two parcels. Each resulting parcel will comply with the 10,000 sq. ft. minimum parcel size and minimum building site width of 50-feet. The applicant has provided a tentative parcel map with confirmation that future development will be consistent with the S-93 development standards.

ATTACHMENTS

- A. Location Map
- B. Plans