



North Fair Oaks Community Council

Owner: **Ying Wang**
Applicant: **Dani Lai**
File Number: **PLN2024-00255,**
Location: **521 3rd Ave, North Fair Oaks**
APN: **060-054-020**

Project Description:

Recommendation to the Zoning Hearing Officer on the consideration of a Minor Subdivision, to subdivide a 10,491 sq. ft. parcel into four townhouse units and one common interest parcel located at 521 3rd Avenue .

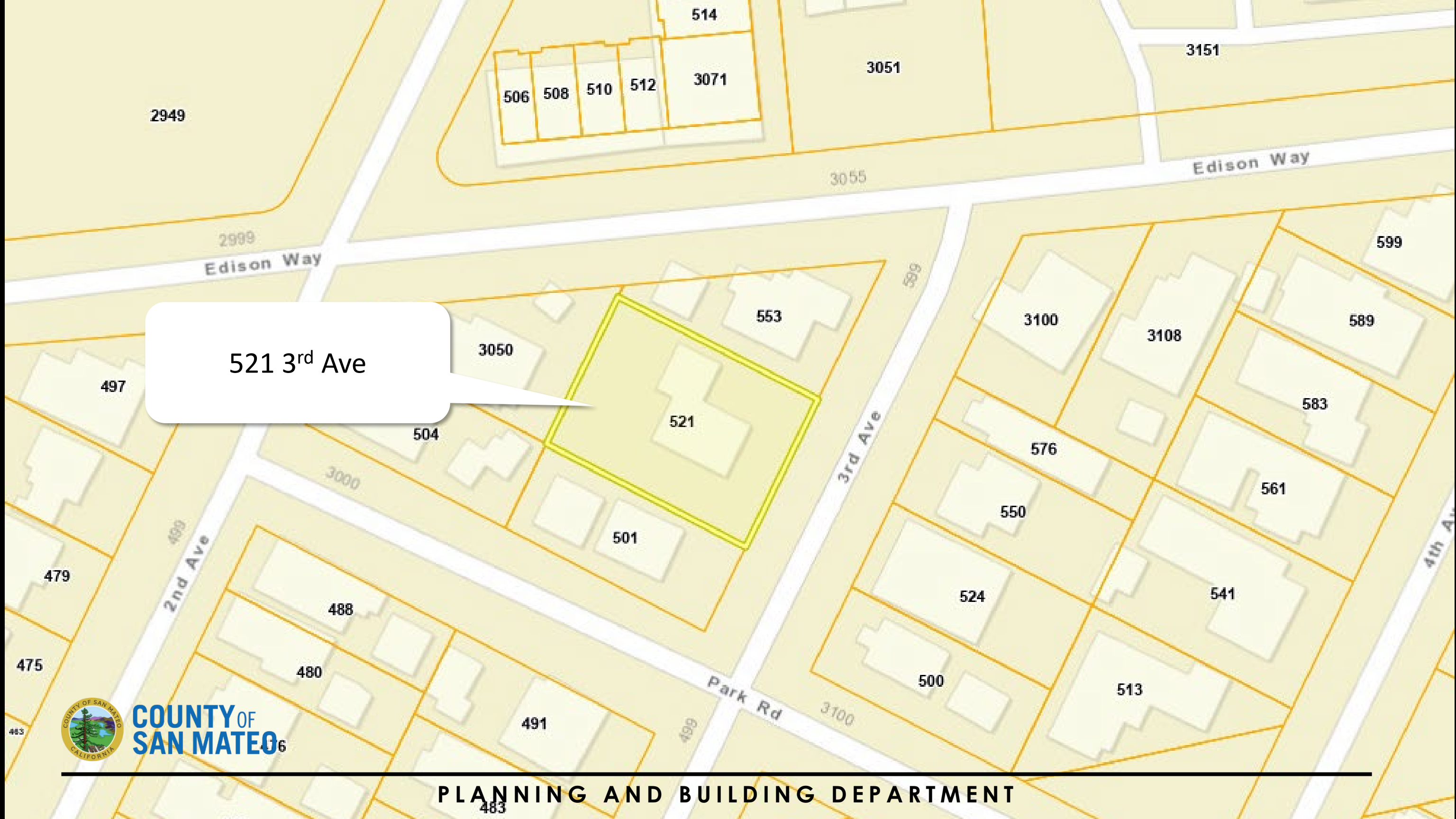


PROJECT DESCRIPTION

The applicant proposes to subdivide a 10,491 sq. ft. legal parcel into four townhouse units and the airspace above and one common interest parcel as shows in Table 1. The purpose of the subdivision is to construct four townhomes to be sold off separately. The townhomes would be two stories, and all units would have a shared access off 3rd Avenue. No tree removal and only minor grading is proposed for the townhouses

521 3rd Ave





521 3rd Ave



**COUNTY OF
SAN MATEO**



Existing house will be demolished

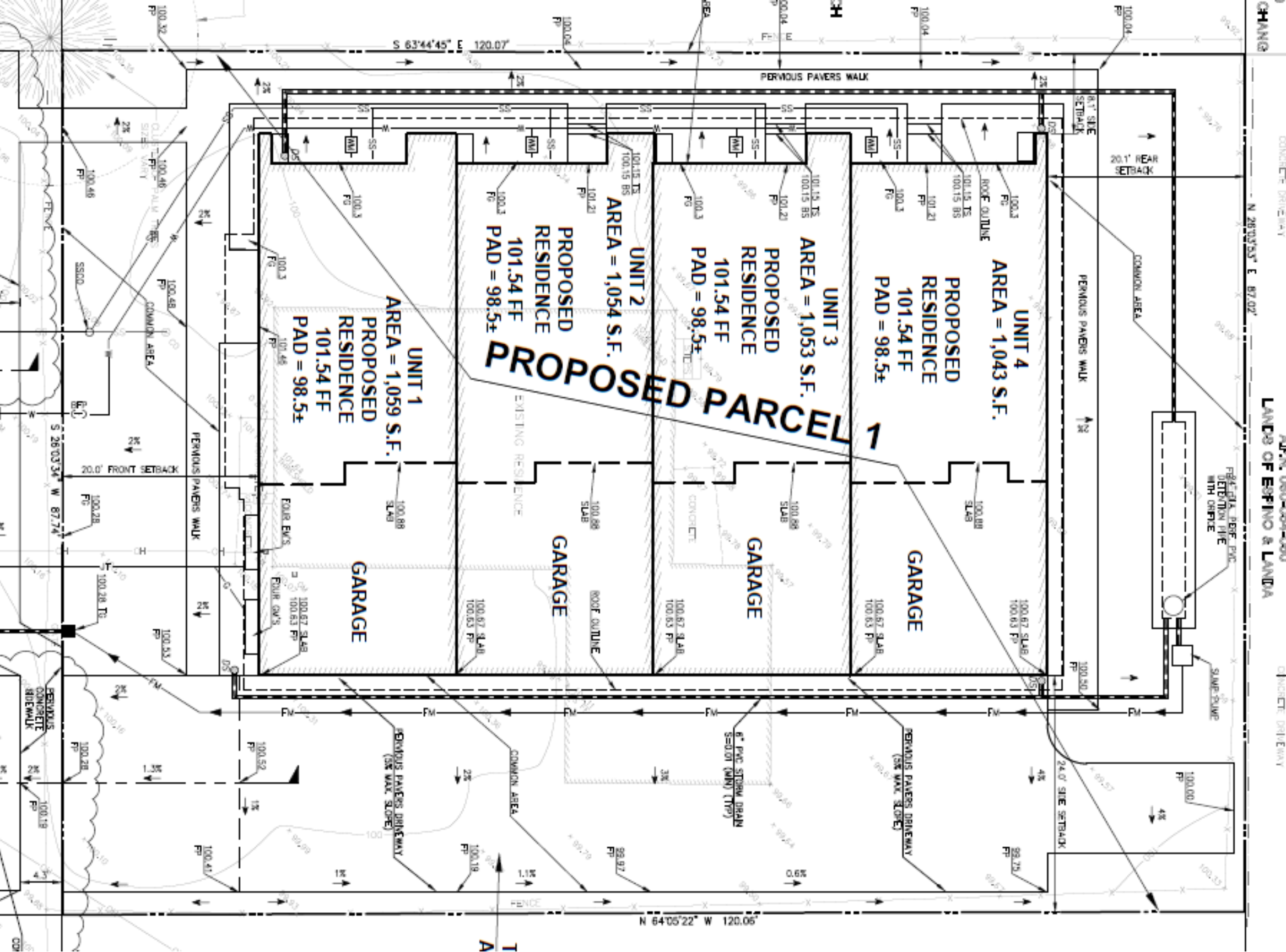


Table 1 Tentative Parcel Map Proposal	
	Square Footage
Common Interest Parcel	6,166
Unit 1	1,167
Unit 2	1,066
Unit 3	1,066
Unit 4	1,025

APN: 060-064-060
LAND OF ESPINO & LANDA



PROJECT COMPLIANCE

Zoning Regulations

Meets S-5 development standards, Parking Standards, and Performance Standards. Not consistent with R-2 zoning however Senate Bill (SB) 330 only requires projects to be consistent with the general plan and does not require rezoning.

Consistent with GP and NFO Plans

Conforms with general plan 8.8-17.4 units per acre. And infilling policies. NFO plan encourages higher densities 24-60 dwu but the project will intensity use which is the intent of the Community Plan.

Sbdivision Findings

All subdivision findings can be made for the project. Consistent with all applicable plans, will not cause environmental damage if developed and will have access to all required utilities.

Table 2 S-5 Combining District Standards		
	S-5 Development Standards	Proposed
Minimum Site Area	5,000 sq. ft.	10,491 sq. ft. (legal parcel)
Average Width	50 feet	87 feet
Minimum Lot Area Per Dwelling Unit	2,500 sq. ft.	2,622 sq. ft.
Minimum Front Setback	20 ft.	20 ft.
Minimum Rear Setback	20 ft.	20 ft.
Minimum Right Side Setback	5 ft.	24 ft.
Minimum Left Side Setback	5 ft.	5ft.
Maximum Building Height	36 feet/3 stories	2 stories
Maximum Coverage Permitted	50%	41%



CEQA

The project is categorically exempt, pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15315 (Class 15), related to minor division of land (into four or fewer parcels), as the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20 percent



RECOMMENDATION

That the North Fair Oaks Community Council provide a recommendation to the Zoning Hearing Officer on the proposed subdivision to subdivide a 10,491 sq. ft. parcel into four townhouse units and one common interest parcel located at 521 3rd Avenue.



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