

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: October 14, 2015

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Zoning Text and Map Amendment to rezone two parcels from R-3 (Multi-Family Residential) to "PUD-138" (Planned Unit Development-138) for the construction of a 15-unit, three-story multi-family low-income housing development at 2626 and 2642 Marlborough Avenue in the unincorporated North Fair Oaks area.

County File Number: PLN 2015-00263
(St. Francis Center of Redwood City)

PROPOSAL

The applicant, St. Francis Center, proposes to construct a three-story multi-family housing development. The building will include 15 apartments (two 1-bedroom, seven 2-bedroom, and six 3-bedroom), a community room, study rooms and on-site laundry rooms. Total proposed floor area of the building will be 18,802 sq. ft. The applicant proposes 18 parking spaces (eight uncovered) for residents of the development, with two guest parking spaces. The building as proposed will be three stories tall, with a roof peak of 39'-2" above grade.

The proposed rezoning is necessary to provide relief from the setback requirements of the existing S-5 zoning overlay district, lot coverage restrictions, and parking requirements. Relief from these standards is necessary in order to utilize the project site to its maximum potential consistent with its land use designation within the North Fair Oaks Community Plan.

RECOMMENDATION

That the Planning Commission recommend that the Board of Supervisors approve the proposed Zoning Text and Map Amendment, County File Number PLN 2015-00263, by adopting the required findings and conditions of approval as contained in Attachment A.

SUMMARY

As a requirement for a large-scale residential structure, a public workshop was held on August 26, 2015, at the Siena Youth Center in North Fair Oaks. In general, comments received at the workshop were supportive of the project, particularly because it is targeted specifically for low-income households. There was concern expressed about the scale of the proposed structure in relation to the surrounding single-story residences. However, as discussed in the report, there are other three-story buildings in the surrounding area. Moreover, as also discussed in the report, the only way to achieve the intended General Plan density for the area is to construct multi-story buildings. Lack of parking within the neighborhood was also discussed at the workshop. This issue is discussed in greater detail within the staff report.

The proposed rezoning is necessary to provide relief from the setback and maximum lot coverage restrictions of the S-5 zoning district. Strict enforcement of these restrictions would result in a much smaller project, but also a missed opportunity to achieve greater density and construct desperately needed affordable housing.

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DATE: October 14, 2015

TO: Planning Commission

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SUBJECT: Consideration of a Zoning Text and Map Amendment to rezone two parcels from R-3 (Multi-Family Residential) to "PUD-138" (Planned Unit Development-138), pursuant to Section 6550 of the County Zoning Regulations, for the construction of a 15-unit, three-story multi-family low-income housing development at 2626 and 2642 Marlborough Avenue in the unincorporated North Fair Oaks area.

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(St. Francis Center of Redwood City)

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PROPOSAL

Report Prepared By: Michael Schaller, Senior Planner, Telephone 650/363-1849

Applicant/Owner: St. Francis Center of Redwood City

Location: 2626 and 2642 Marlborough Avenue, North Fair Oaks

APNs: 054-263-030 and -040

Size: 13,988 sq. ft.

Existing Zoning: R-3/S-5 (Multi-Family Residential/5,000 sq. ft. minimum parcel size)

General Plan Designation: Multi-Family Residential (24 to 60 dwelling units/acre)

Sphere-of-Influence: Redwood City

Existing Land Use: Two single-family dwellings

Water Supply: California Water Service

Sewage Disposal: Fair Oaks Sewer District

Flood Zone: Flood Zone X (Areas of Minimal Flooding), FEMA Panel No. 06081C0302E, effective date October 16, 2012.

Environmental Evaluation: This project is statutorily exempt from the California Environmental Quality Act (CEQA) per Sections 15192 (*Threshold Requirements for Exemptions for Agricultural Housing, Affordable Housing, and Residential Infill Projects*) and 15194 (*Affordable Housing Exemption*) of the CEQA Guidelines. An analysis of project compliance with these exemption requirements is included in Attachment F.

Setting: The property is located in a residential neighborhood that is a mix of single-family and multi-family dwellings, approximately one block off of El Camino Real. The project site is located within Redwood City's sphere-of-influence. The properties are occupied by existing structures and paving, with no significant vegetation on-site.

Chronology:

<u>Date</u>	<u>Action</u>
June 24, 2015	- Application for rezoning received.
August 26, 2015	- Pre-application public workshop held.
September 24, 2015	- North Fair Oaks Council meeting.
October 8, 2015	- Second North Fair Oaks Council meeting.

DISCUSSION

A. KEY ISSUES

1. Compliance with the North Fair Oaks Community Plan (NFOCP)

On November 15, 2011, the Board of Supervisors adopted a Community Plan for the North Fair Oaks area. This plan is a subset of the County's General Plan and contains policies for various issues including land use, housing, and circulation, amongst others. It is the policies of the Community Plan that are applicable to this project.

Chapter 2.3 – Land Use Goals and Policies

Goal 2.2: Promote revitalization through redevelopment of underutilized and vacant land in North Fair Oaks to create jobs and housing and support community and economic development.

Policy 2C: Allow residential infill development on vacant and underutilized residential parcels and within areas identified as appropriate for additional mixed-use residential, commercial, and other development. Encourage multi-family residential and mixed-use residential development in these areas, and revise subdivision regulations to remove barriers to the development of multi-family attached for-sale housing in all appropriate areas in North Fair Oaks.

Staff's Analysis: While both parcels that comprise the project site are currently developed, it is at a much lower density than what the General Plan and existing zoning regulations envision. The proposed project would comply with both the goal and the policy by re-utilizing scarce land resources for multi-family residential housing that is specifically targeted for low-income residents of the County, a population with extremely limited housing choices.

Chapter 2.4 – Land Use Designations

The Community Plan has designated the project site as "Multi-Family Residential." Within that designation, the plan allows a medium-high to high density of residential land uses, with a density range of 24 to 60 dwelling units per acre. The table below summarizes the development standards (as stated in the Community Plan) for this Land Use designation against the proposal, and against the existing S-5 zoning district standards which are currently applicable to the project parcels.

	Multi-Family Residential (NFOCP)	Proposal	S-5 (Existing Zoning)
Dwelling Units Per Acre (max.)	24-60	46.71	17.42
Building Heights (max.)	50 ft. (approx. 5 stories)	39.16 ft.* (3 stories)	36 ft.** (3 stories)
Front Setbacks	20 ft.	3.16 ft. (front – Nottingham Avenue)	20 ft.
Side Setbacks	5 ft.	5 ft. (2.5 ft. on Marlborough)	5 ft.
Rear Setbacks	20 ft.	7 ft.	20 ft.
Max. Lot Coverage	-	51.68%	50%
Parking	1 space/0-1 bedroom 1.5/2+ bedrooms and 1 guest space/5 units (results in 22 resident spaces + 3 guest spaces)	18 resident spaces + 2 guest spaces	25 resident spaces required (+ 3 guest spaces)
*Finished grade to absolute building height. **Average finished grade to average roof peak.			

The proposed building is well below the maximum allowed density under the NFOCP. The project also complies with the height restrictions outlined in the NFOCP as well as the S-5 zoning. The project however does not comply with the setback requirements of the current zoning, necessitating the requested PUD rezoning, in order to utilize the site to maximum efficiency.

Parking

As shown above, the project is not in compliance with the suggested parking standards outlined in the NFOCP, nor with the parking requirements established by the Zoning Ordinance for residential development within the County. The applicant is proposing only one parking space per unit, plus two guest parking spaces. While substantially lower than what is required under the existing parking regulations, residents of this project will have limited income and most likely cannot afford more than one car per household. In some cases, they may not be able to afford a car at all. It is more likely that residents will use bicycles and buses to get to work, school, etc. In that regard, the applicant is proposing a dedicated bicycle storage room. The question before the Planning Commission is whether the proposed PUD provides sufficient parking given the circumstances of the project. For the reasons noted above, staff believes that the proposed amount of parking will adequately serve the project.

Chapter 4.2 – Infrastructure Goals and Policies

Policy 5C: Continue to require new developments that might result in an increase in stormwater runoff to provide on-site detention facilities to address increased flows. The on-site detention facilities (tank, oversized pipes, or other facilities) shall be sized so that the new development does not cause an increase of flow into the storm drain system.

Staff's Analysis: The applicant has not submitted a detailed site drainage plan at this time. Typically, such plans are submitted at the building permit stage and a condition of approval (Condition No. 14) has been placed upon the project requiring such plan to be submitted at that time. The project site is large and relatively flat, and there is no reason to believe that the applicant's engineer cannot create a drainage plan (which includes on-site retention) that complies with the County's stormwater permit.

Chapter 6.3 – Housing Goals and Policies

Goal 6.1: Increase affordable housing options in North Fair Oaks.

Policy 1B: Provide technical and financial support to affordable housing developers, including funding, information on available housing sites, information on regulatory requirements, information on other resources available, and other support needed to facilitate successful development of affordable housing.

Staff's Analysis: On April 8, 2013, the San Mateo County Board of Supervisors approved the allocation of approximately \$13.4 million of unrestricted general funds for affordable housing purposes. The Board of Supervisors has continued to provide additional resources to this Affordable Housing Fund. Under the latest round of funding, the County awarded the applicant (St. Francis Center) \$600,000 for the purpose of planning and constructing the proposed project.

Policy 1D.2: Implement parking reductions appropriate for the actual parking needs of new projects, and encourage "unbundling" of parking spaces in new rental developments, allowing tenants to pay for parking only if they need it.

Staff's Analysis: As discussed above, the applicant is requesting a reduction in the required number of parking spaces, citing the limited income levels of future residents and the likelihood that they will not be able to afford more than one car. As a practical matter, the ability to provide the required number of spaces on this relatively small project site would result in one of two scenarios. Either the applicant excavates out a basement parking area or they build a second story of parking resulting in a four-story

building, which would be much taller than the surrounding residences. Both alternatives would add substantial cost to the project, beyond the public and charitable contributions that have already been made. Relief from the strict interpretation of the parking regulations would be consistent with this NFOCP policy.

Policy 1F: In the case of conflicting or unclear regulations or policies, and in the course of discretionary approvals, interpret zoning, land use, and other policies and regulations in a manner that prioritizes creation of new residential uses, particularly affordable and special needs housing, and that discourages reduction of affordable housing stock, including demolition or conversion of residential uses.

Staff's Analysis: Strict application of all existing zoning requirements to the project would interfere with the County's ability to achieve the goals of the NFOCP. If rigidly enforced, the current zoning would result in a lower density of residential units than what the General Plan (GP) designation envisions. The proposed PUD rezoning will utilize the project site consistent with the GP designation.

Goal 6.5: Address overcrowding and demand for large family units.

Policy 5A.3: Prioritize County assistance to proposed affordable housing projects that include large units and special needs units.

Staff's Analysis: As discussed previously, the County contributed \$600,000 toward the planning and construction of this project. Of the 15 total units proposed, seven are two-bedroom and six are three-bedroom.

Chapter 7.2 – Design of the Private Realm

Section D2 – Layout and Orientation – Individual Buildings

Policy D2-1: Orient buildings such that the primary facades (or sides of the building) and key pedestrian entries of the buildings face the street, or face mid-block greenways and mews. Require building entrances on streets, pedestrian ways, and other public spaces rather than, or in addition to, on interior courtyards or parking lots.

Policy D2-2: Encourage corner buildings to actively address both streets with pedestrian-friendly entries.

Staff's Analysis: The ground floor units will have direct access off of Marlborough Avenue, as will the community room. The lobby entrance and access into the garage area will come off of Nottingham Avenue. Both facades will emphasize articulation to break up the mass of the building.

Section D6 – Building Character and Facade Articulation

Policy D6-2: Encourage varied building elements such as cornices, lintels, sills, balconies, awnings, porches, and stoops to enhance building facades.

Policy D6-3: Encourage vertical and horizontal architectural elements that mitigate long, unbroken building facades.

Policy D6-4: Encourage the use of building materials, forms and colors that provide visual interest to pedestrians and add variety to street edges.

Staff's Analysis: The building has been designed with articulation on all four sides, but with particular emphasis upon the two street facing sides, where the wall profiles have been broken up with two-story tall window bays. The facade treatment also utilizes a mix of building materials, including stucco plaster and base, and shake siding to break up the mass of each building wall. Horizontal elements, including a bellyband, are utilized along all four sides, again in an attempt to break up the mass of each building wall. The applicant proposes to utilize a variety of materials, including cement plaster (stucco) and fiber cement shake siding, as well as a varied color palette for the building.

2. Compliance with Zoning Regulations

The project site is located in the R-3/S-5 zoning district. The project includes a proposal to change the zoning of this parcel to PUD. In order to understand the ramifications of this zoning change, it is important to compare the proposed development to the existing S-5 regulations, under which all surrounding development must comply. Below is a table listing the development standards for the S-5 zoning district and how the project proposal compares with the applicable standard.

Development Standard	S-5	Proposal
Building Site Width (minimum average)	50 ft.	105 ft.
Building Site Area (minimum)	5,000 sq. ft.	13,988 sq. ft.
Minimum Lot Area Per Dwelling Unit	2,500 sq. ft.	822 sq. ft.
Building Setbacks		
Front (Nottingham Avenue):	20 ft.	3.16 ft.
Side (Interior):	5 ft.	5 ft.
Side (Adj. to Marlborough Avenue):	10 ft.	2.5 ft.
Rear:	20 ft.	7 ft.
Maximum Building Footprint	50% for entire project site	51.68%
Building Height	36 ft. (avg. finished grade to avg. roofline)	39 ft.- 2 in. (topmost roof peak)

Parcel Size: Combining the two parcels that comprise the project site will result in a single parcel that greatly exceeds the minimum parcel size and width requirement of the S-5 zoning district.

Building Setbacks: As illustrated above, the proposed PUD will not comply with the S-5 zoning district setback requirements. The applicant is requesting relief from these requirements in order to maximize the utility of the project site. Developable land is currently a scarce resource within San Mateo County. Getting the most out of it will, in some cases, require relaxation of applicable zoning regulations.

Building Footprint and Height: These two standards are commonly used to measure and regulate the overall bulk of urban development on a given parcel. As can be seen above, the proposed project will not veer significantly from what the existing zoning allows. However, the proposed apartment building will have a significantly larger bulk than the surrounding single-family dwellings which make up the immediate neighbors. As stated previously, the proposed project is consistent with the General Plan and NFOCP land use designations for this neighborhood.

3. Compliance with Planned Unit Development (PUD) Findings

Section 6191 of the Zoning Regulations states that no PUD District shall be enacted for any area unless and until the Board of Supervisors has first:

Reviewed a precise plan of the subject area and its environs, and found that the proposed zoning of the area would be in harmony with said plan, and would not be in conflict with the County Master Plan (i.e., 1986 General Plan), or with any current land use plan for a sub-area of the County previously adopted by the Commission.

Staff Response: Based on the previous discussion in the North Fair Oaks Community Plan (NFOCP) Compliance Section of this report (Section A.1), staff concludes that the proposed PUD District regulations are in harmony with the applicable NFOCP policies.

Additional required findings listed below (*italicized*), stipulate that the Board of Supervisors must find that the specific PUD District:

- a. *Is a desirable guide for the future growth of the subject area of the County.*

Staff Response: As discussed under the Community Plan section above, the project site is designated as “Multi-Family Residential” with a fairly high density. This area has had this land use designation for many years. Unfortunately, it is infeasible to develop the existing

parcels within the confines of the S-5 zoning district regulations and still achieve the planned density. In order to provide parking and access into the parking area, this project requires relief from the existing setback requirements, which make more sense in a low-density, single-family zoning district.

- b. *Will not be detrimental to the character, social and economic stability of the subject area and its environs, and will assure the orderly and beneficial development of such areas.*

Staff Response: The finished project, a multi-family apartment building with large units (2-3 bedrooms), that is specifically targeted for low-income residents, will provide desperately needed housing for this area. In that regard, it will serve families that already live within the area but perhaps in residences that are too small or expensive for their needs. Additionally, the project includes a community room (on the first floor) and study rooms (on the second and third floors). These features will help ensure social and economic stability within the community. The proposed apartment building will be significantly taller than the buildings that occupy the project site at the present. It will also be taller than the immediately surrounding single-story residences. There are, however, buildings within the surrounding area that are as tall as the project proposal – the Siena Youth Center directly across the street, and the three-story St. Clare’s apartment complex located at 2683 Marlborough Avenue (approximately 140 feet east of the project site). Additionally, there are two more three-story apartment complexes around the corner on Buckingham Avenue. Accordingly, the proposed project is consistent and compatible with the larger neighborhood.

- c. *Will be in harmony with the zoning in adjoining unincorporated areas.*

Staff Response: The zoning in the surrounding unincorporated area will remain R-3/S-5. Approximately 250 feet to the south lies a C-2 (General Commercial) zoning district, which is generally associated with those parcels that front onto El Camino Real. The neighborhood is generally bounded by the CalTrain railroad to the north and east, and El Camino Real to the west and south. The neighborhood is composed of a mix of single- and multi-family residences. Many of the single-family residences in the area also have second dwelling units on the property. The proposed project is in the heart of this multi-family zoning district and will be consistent with the intent of the Zoning and General Plan designations.

- d. *Will obviate the menace to the public safety resulting from land uses proposed adjacent to highways in the County, and will not cause*

undue interference with existing or prospective traffic movements on said highways.

Staff Response: The project site is served by two local streets – Marlborough and Nottingham Avenues. The project site is not adjacent to an existing public highway. El Camino Real (State Route 82) is located approximately 400 feet south-west of the project site. Both local streets are sufficiently improved and wide enough to accommodate the traffic volume that will be generated by this project. There is no reason to believe that the proposed project will adversely or significantly impact local or regional traffic patterns or volumes.

- e. *Will provide adequate light, air, privacy and convenience of access to the subject property and further that said property shall not be made subject to unusual or undue risk from fire, inundation, or other dangers.*

Staff Response: The project's overall site design, including the proposed buildings' location and setbacks relative to adjacent residences, provides adequate light, air, and privacy to neighboring uses. There is no evidence to suggest that the project site is any more susceptible to fire or inundation than other surrounding residential uses.

- f. *Will not result in overcrowding of the land or undue congestion of population.*

Staff Response: The PUD provides a method for constructing higher density projects of this type in a manner that ensures appropriate design. The proposed project is designed as a higher density residential development in an area that has been zoned for high density residential use for over 50 years. There is no evidence to suggest that the construction of these 15 apartments will create overcrowding or undue congestion.

B. REVIEW BY THE NORTH FAIR OAKS COMMUNITY COUNCIL

The North Fair Oaks Community Council initially heard this item at their September 24, 2015 meeting. While the Council generally supported the project, they did express concern regarding displacement of the three households currently residing on the project site. Additionally, the lack of parking in the immediate project area, and the impact of the project upon parking were discussed. At the end of the meeting, the Council requested the applicant to provide additional information regarding what measures had been made to find replacement housing for the displaced households and plans to address overflow parking generated by the project. The Council then continued the item to a

special meeting scheduled for October 8, 2015. Staff will provide a synopsis of this second meeting at the October 14, 2015 Planning Commission hearing.

C. MAJOR DEVELOPMENT PRE-APPLICATION WORKSHOP

Section 6415.4 of the Zoning Regulations requires a public workshop to be held for residential development involving ten (10) or more new dwelling units. The intent of the public workshop is to allow community members and public agency representatives the opportunity to provide the applicant with project input before the preparation of final development plans. The public workshop was held on August 26, 2015, at the Siena Youth Center in North Fair Oaks. Comments received during this phase of the project are discussed in the workshop's summary letter, which is included as Attachment G.

D. STATE AND FEDERAL HOUSING LAW

In addition to the County regulations discussed above, there are several State and Federal laws that regulate the provision of housing for low-income households; they include:

Prohibition of Discrimination Against Affordable Housing (Government Code Section 65008). This statute forbids discrimination against affordable housing developments, developers or potential residents by local agencies when carrying out their planning and zoning powers. Agencies are prohibited not only from exercising bias based on race, sex, age or religion, but from discriminating against developments because the development is subsidized or occupancy will include low- or moderate-income persons. Local governments may not impose different requirements on affordable developments than those imposed on non-assisted projects. It applies to any land use action that has a disproportionate impact on assisted developments or the potential minority or low-income occupants. SB 619 (Ducheny) (Chapter 793, Statutes of 2003) prohibited discrimination against multi-family housing.

The California Fair Employment and Housing Act (Government Code Section 12900 et seq.). This statute expressly prohibits discrimination through public or private land use practices and decisions that make housing opportunities unavailable. Similarly, the Federal Fair Housing Act (42 U.S.C. Section 3601 et seq., or "Title VIII") has been held to prohibit public and private land use practices and decisions that have a disparate impact on protected groups.

E. ENVIRONMENTAL REVIEW

This project is statutorily exempt from the California Environmental Quality Act (CEQA) per Sections 15192 (*Threshold Requirements for Exemptions for Agricultural Housing, Affordable Housing, and Residential Infill Projects*) and 15194 (*Affordable Housing Exemption*) of the CEQA Guidelines. An analysis of

project compliance with these exemption requirements is included in Attachment F.

F. REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Menlo Park Fire Protection District
North Fair Oaks Community Council
County Housing Department

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Site Plan
- D. Floor Plan
- E. Elevations
- F. CEQA Statutory Exemption
- G. August 26, 2015 Pre-Application Workshop Summary
- H. Proposed PUD Zoning Map Amendment Ordinance
- I. Proposed PUD Zoning Text Amendment Ordinance

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2015-00263 Hearing Date: October 14, 2015

Prepared By: Michael Schaller For Adoption By: Planning Commission
Senior Planner

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That this project is statutorily exempt from the California Environmental Quality Act (CEQA) per Sections 15192 (*Threshold Requirements for Exemptions for Agricultural Housing, Affordable Housing, and Residential Infill Projects*) and 15194 (*Affordable Housing Exemption*) of the CEQA Guidelines.

Regarding the Planned Unit Development (PUD) Zoning Amendment, Find:

2. That the proposed zoning of the area would be in harmony with said plan, and would not be in conflict with the County Master Plan (i.e., 1986 General Plan), or with any current land use plan for a sub-area of the County previously adopted by the Board, and that the specific PUD District under consideration, as discussed in Section A.3 of the staff report:
 - a. Is a desirable guide for the future growth of the subject area of the County.
 - b. Will not be detrimental to the character, social and economic stability of the subject area and its environs, and will assure the orderly and beneficial development of such areas.
 - c. Will be in harmony with the zoning in adjoining unincorporated areas.
 - d. Will obviate the menace to the public safety resulting from land uses proposed adjacent to highways in the County, and will not cause undue interference with existing or prospective traffic movements on said highways.

- e. Will provide adequate light, air, privacy and convenience of access to the subject property and further that said property shall not be made subject to unusual or undue risk from fire, inundation, or other dangers.
- f. Will not result in overcrowding of the land or undue congestion of population.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal and plans, as conditioned in this report, and submitted to and approved by the Planning Commission. Minor adjustments to the project in the course of applying for building permits may be approved by the Community Development Director if they are consistent with the intent of and in substantial conformance with this approval.
2. Prior to pouring any concrete for foundations, written verification from a licensed surveyor will be required confirming that the setbacks, as shown on the approved plans, have been maintained.
3. Prior to building permit issuance, the applicant shall submit a lighting plan to the County Planning and Building Department, detailing the location and type of exterior lighting to be used in the project which shall be limited to that needed for safe access. Lighting shall be confined to the project site only and shall not spillover onto adjoining properties, except where lighting of public sidewalks will enhance pedestrian safety.
4. Prior to the beginning of any construction activities, the applicant shall submit to the Planning Department for review and approval an erosion and drainage control plan which shows how the transport and discharge of soil and pollutants from and within the project site shall be minimized. The plan shall be designed to minimize potential sources of sediment, control the amount of runoff and its ability to carry sediment by diverting incoming flows and impeding internally generated flows, and retain sediment that is picked up on the project site through the use of sediment-capturing devices. The plan shall also limit application, generation, and migration of toxic substances, ensure the proper storage and disposal of toxic materials, apply nutrients at rates necessary to establish and maintain vegetation without causing significant nutrient runoff to surface waters. Said plan shall adhere to the San Mateo Countywide Stormwater Pollution Prevention Program "General Construction and Site Supervision Guidelines," including:
 - a. Sequence construction to install sediment-capturing devices first, followed by runoff control measures and runoff conveyances. No construction activities shall begin until after all proposed measures are in place.

- b. Minimize the area of bare soil exposed at one time (phased grading).
- c. Clear only areas essential for construction.
- d. Within five days of clearing or inactivity in construction, stabilize bare soils through either non-vegetative Best Management Practices (BMPs), such as mulching or vegetative erosion control methods such as seeding. Vegetative erosion control shall be established within two weeks of seeding/planting.
- e. Construction entrances shall be stabilized immediately after grading and frequently maintained to prevent erosion and control dust.
- f. Control wind-born dust through the installation of wind barriers such as hay bales and/or sprinkling.
- g. Soil and/or other construction-related material stockpiled on-site shall be placed a minimum of 200 feet from all wetlands and drain courses. Stockpiled soils shall be covered with tarps at all times of the year.
- h. Intercept runoff above disturbed slopes and convey it to a permanent channel or storm drains by using earth dikes, perimeter dikes or swales, or diversions. Use check dams where appropriate.
- i. Provide protection for runoff conveyance outlets by reducing flow velocity and dissipating flow energy.
- j. Install storm drain inlet protection that traps sediment before it enters any adjacent storm sewer systems. This barrier shall consist of filter fabric, straw bales, gravel, or sand bags.
- k. Install sediment traps/basins at outlets of diversions, channels, slope drains, or other runoff conveyances that discharge sediment-laden water. Sediment traps/basins shall be cleaned out when 50% full (by volume).
- l. Use silt fence and/or vegetated filter strips to trap sediment contained in sheet flow. The maximum drainage area to the fence should be 0.5 acres or less per 100 feet of fence. Silt fences shall be inspected regularly and sediment removed when it reaches 1/3 the fence height. Vegetated filter strips should have relatively flat slopes and be vegetated with erosion-resistant species.
- m. Throughout the construction period, the applicant shall conduct regular inspections of the condition and operational status of all structural BMPs required by the approved erosion control plan.

5. The applicant shall submit a dust control plan to the Planning Department for review and approval prior to the issuance of a building permit for the project. The approved plan shall be implemented for the duration of any grading, demolition, and construction activities that generate dust and other airborne particles. The plan shall include the following control measures:
 - a. Water all active construction areas at least twice daily.
 - b. Water or cover stockpiles of debris, soil, sand, or other materials that can be blown by the wind.
 - c. Cover all trucks hauling soil, sand and other loose materials or require all trucks to maintain at least 2 feet of freeboard.
 - d. Apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking and staging areas at construction sites. Also, hydroseed or apply non-toxic soil stabilizers to inactive construction areas.
 - e. Sweep daily (preferably with water sweepers) all paved access roads, parking and staging areas at construction sites.
 - f. Sweep adjacent public streets daily (preferably with water sweepers) if visible soil material is carried onto them.
 - g. Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
 - h. Limit traffic speeds on unpaved roads within the project parcel to 15 mph.
 - i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
 - j. Replant vegetation in disturbed areas as quickly as possible.
6. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360).

Building Inspection Section

7. The project shall comply with all 2013 California Building Codes.
8. No plastic drain waste valve or water pipes are allowed except for storm drainage.

9. The project shall comply with California Building Code Sections 1109.A.4 and 1109.A.8.691 (ADA Compliance). These sections require the provision of handicap parking; backing at all toilets and tub grab-bars, as necessary.
10. Submittal of a soils/foundation study at the building permit stage.

Department of Public Works

11. Prior to the issuance of the building permit, the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.
12. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
13. Prior to the issuance of the building permit or planning permit (if applicable), the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
14. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.
15. For projects exceeding 10,000 sq. ft. of new or reconstructed impervious surface: The applicant shall submit a permanent stormwater treatment plan in compliance with the County's National Pollution Discharge Elimination System (NPDES) permit for review and approval by the Department of Public Works. The applicant shall submit calculations and a narrative describing the method(s) used in the

design of the proposed system and the manner in which proposed facilities achieve compliance with the NPDES permit for review and approval by the Department of Public Works. The applicant shall be required to execute and record an Operations and Maintenance Agreement for the approved facilities, and shall be responsible for ongoing maintenance and reporting. This requirement supplements all other conditions of approval related to storm drainage and stormwater pollution prevention.

Menlo Park Fire Protection District

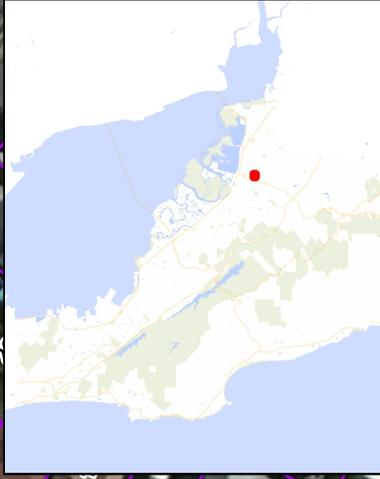
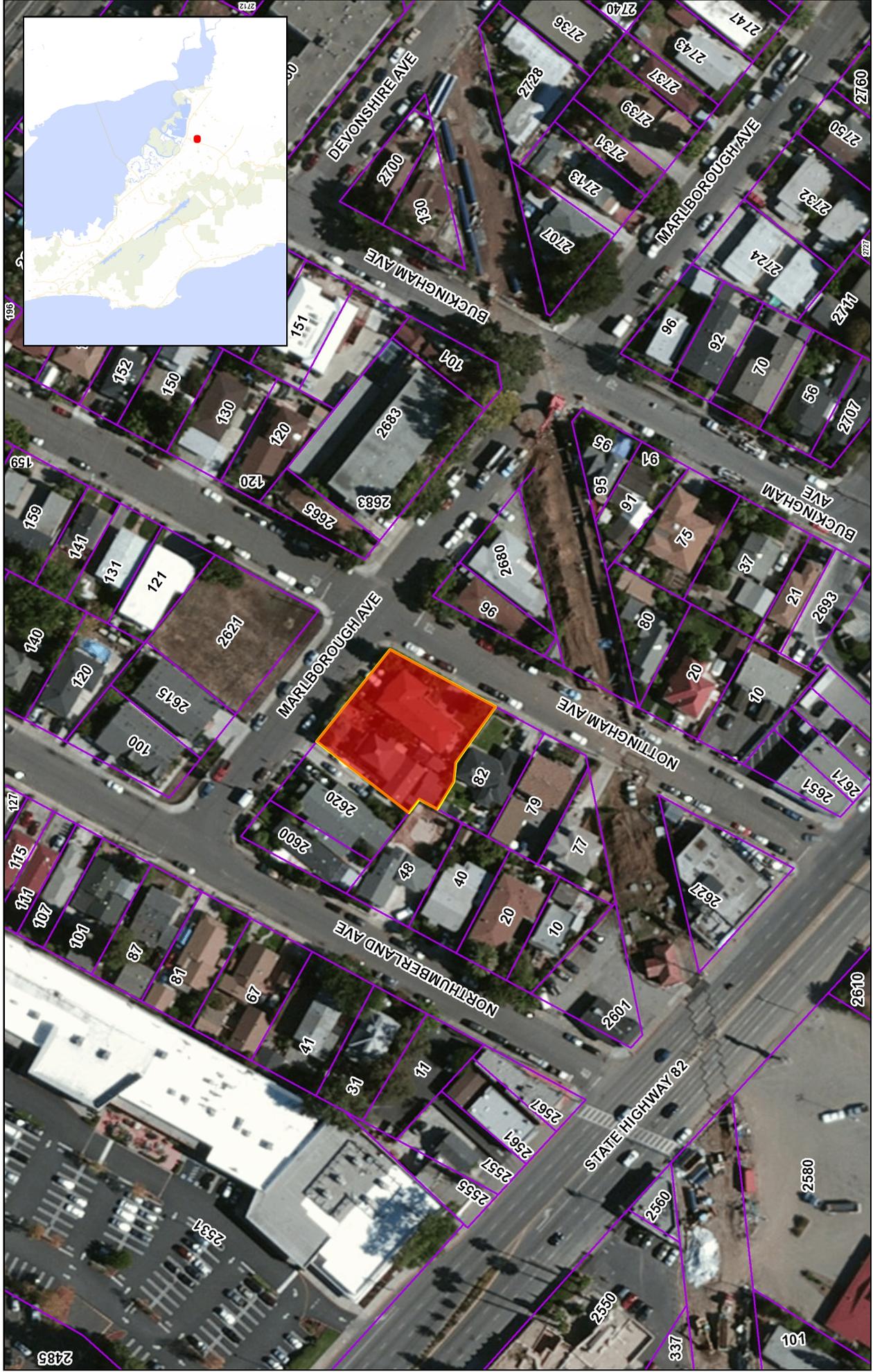
16. Install a monitored NFPA 13 fire sprinkler, NFPA 24 underground fire service and a NFPA 27 fire alarm system under separate fire permit. Fire sprinkler system shall comply with Menlo Park Fire Protection District Standards.
17. Install a smoke detector and carbon monoxide detector in each sleeping area. Smoke and carbon monoxide detectors shall be interconnected for alarm in each separate unit.
18. If an elevator is installed, the car must be sized to accommodate a medical stretcher and two attending Emergency Medical Services (EMS) personnel.
19. The applicant shall provide at least 6-inch tall with 3/4-inch stroke illuminated address numbers. The address shall be visible from the street and contrasting to its background.
20. Approved plans and approval letter must be on the site at the time of inspection.
21. Final acceptance of this project is subject to field inspection. Upon completion of work and prior to closing ceiling, **contact Fire Inspector Bob Blach of the Menlo Park Fire Protection District at 650/688-8430** to schedule a final inspection. FORTY-EIGHT (48) HOURS' NOTICE IS REQUIRED FOR ALL INSPECTIONS.

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County of San Mateo - Planning and Building Department

ATTACHMENT B



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0.06 Miles

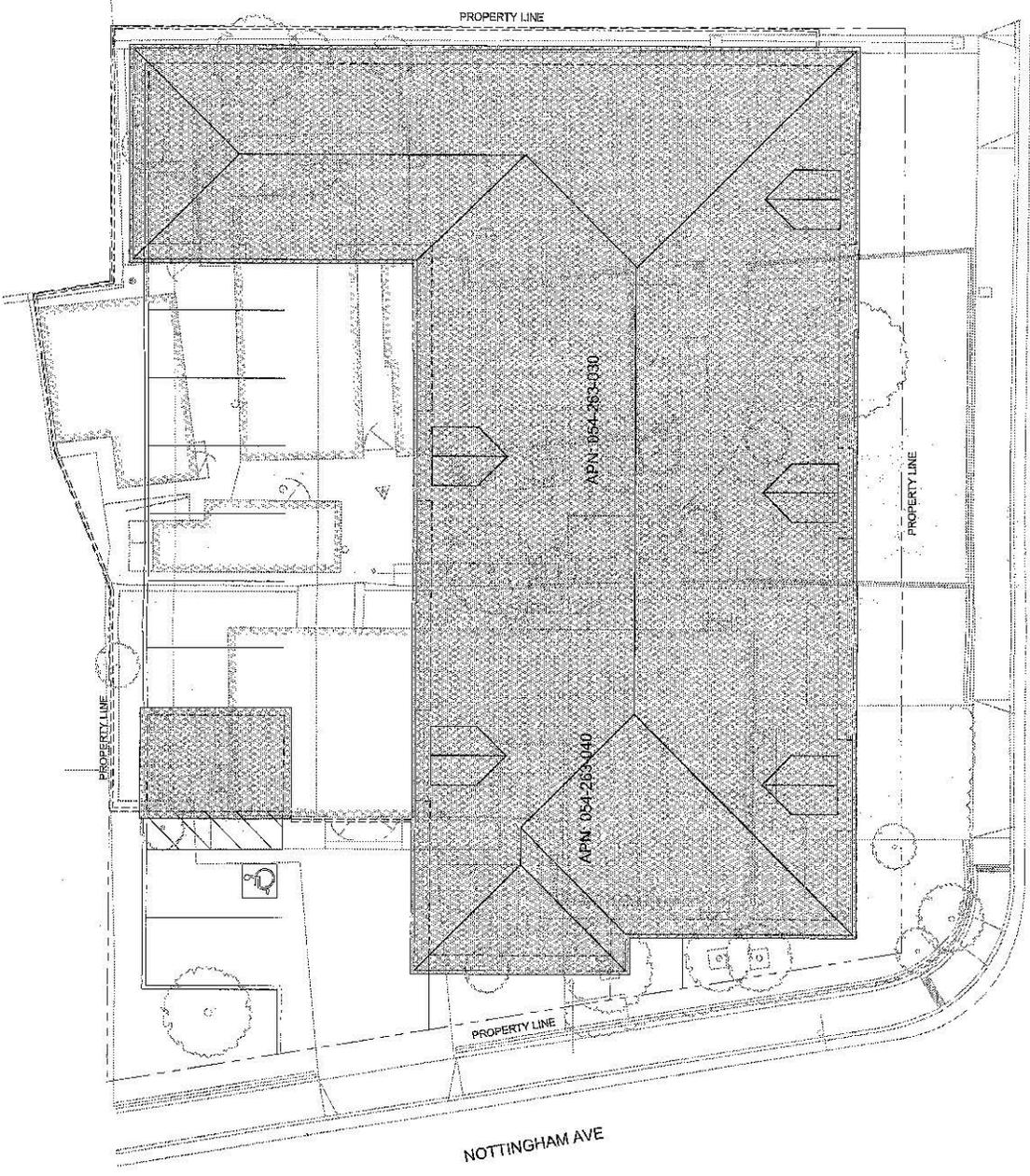


WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:1,780



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



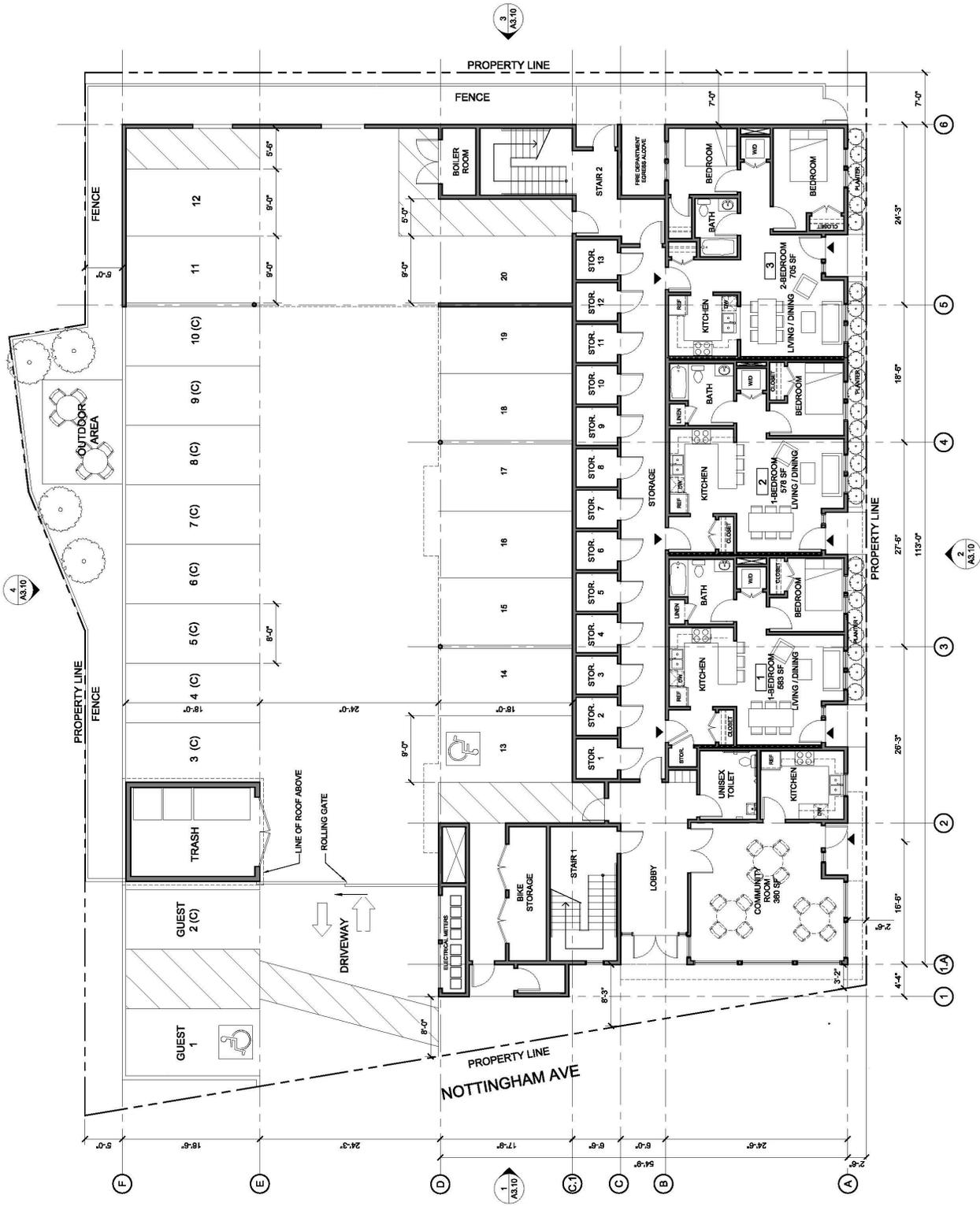
PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

San Mateo County Planning Commission Meeting

Owner/Applicant: **St. Francis Center of Redwood City**

File Numbers: **PLN 2015-00263**

Attachment: **C**

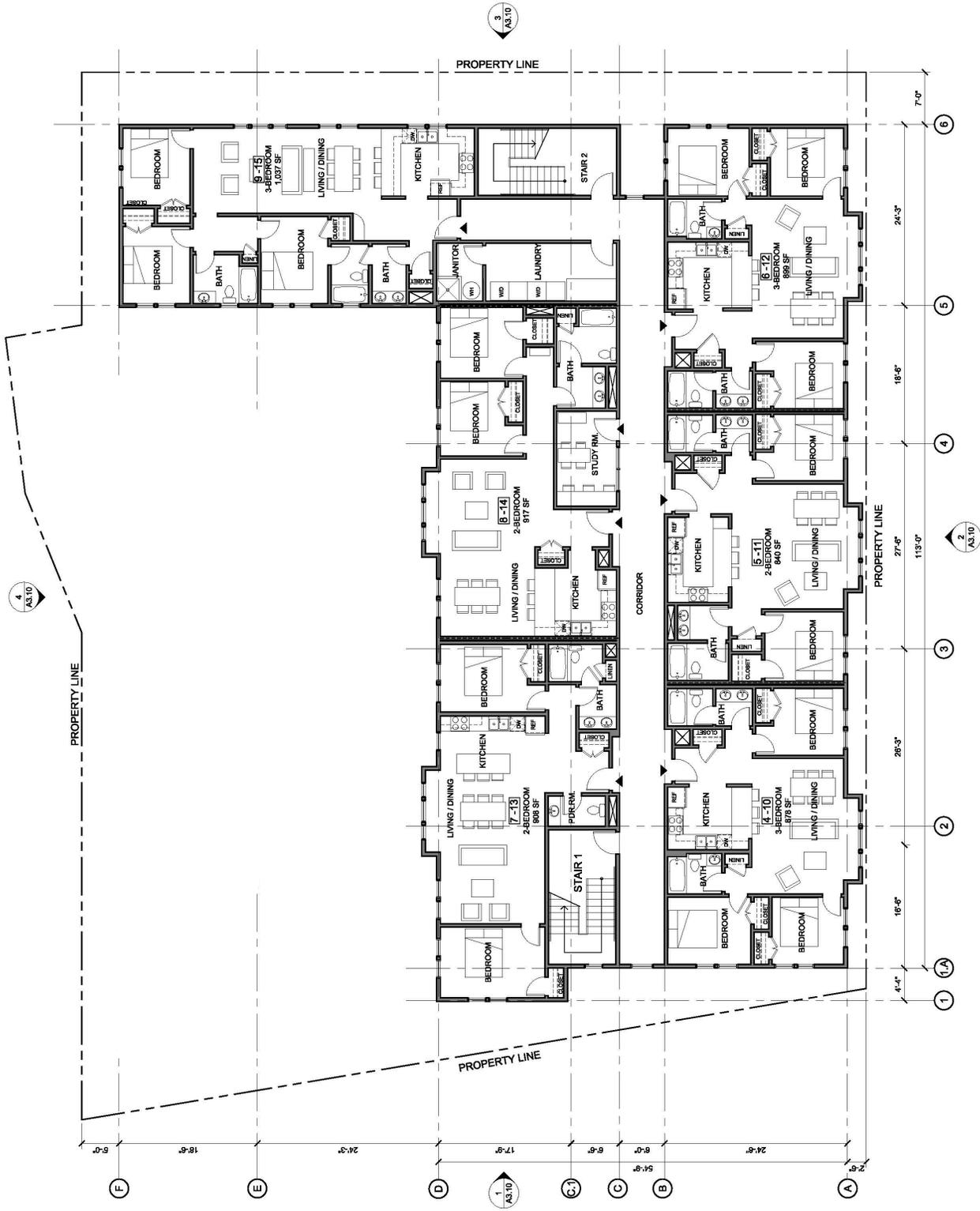


San Mateo County Planning Commission Meeting

Owner/Applicant: **St. Francis Center of Redwood City**

Attachment: **D-1 (Ground Floor)**

File Numbers: **PLN 2015-00263**

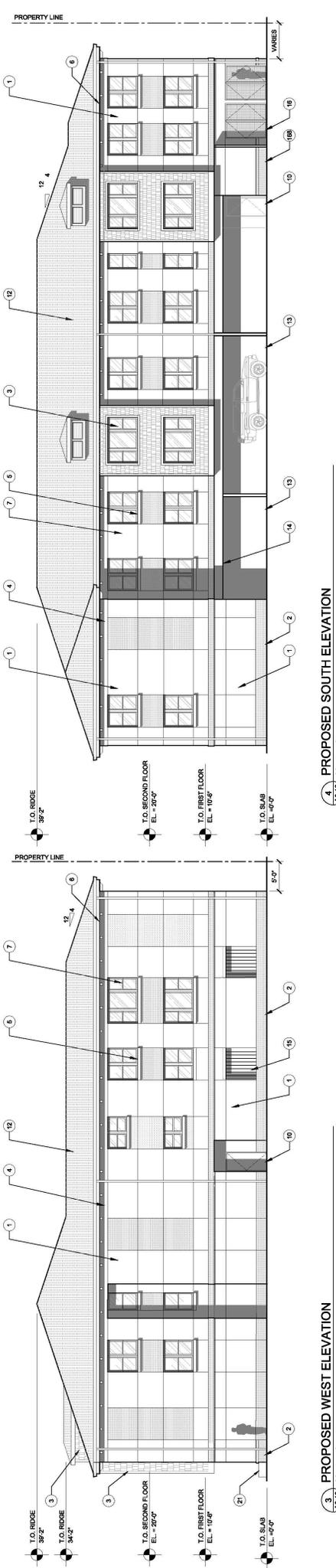
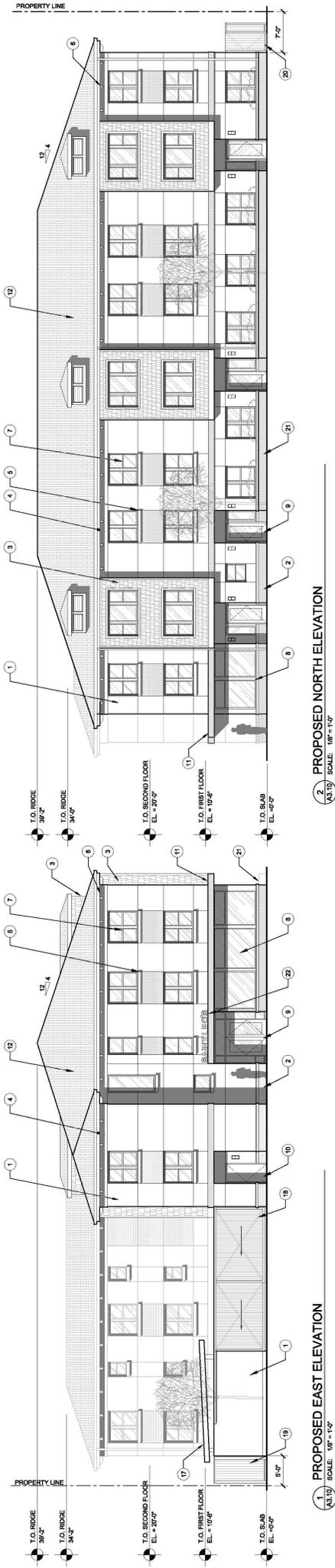


San Mateo County Planning Commission Meeting

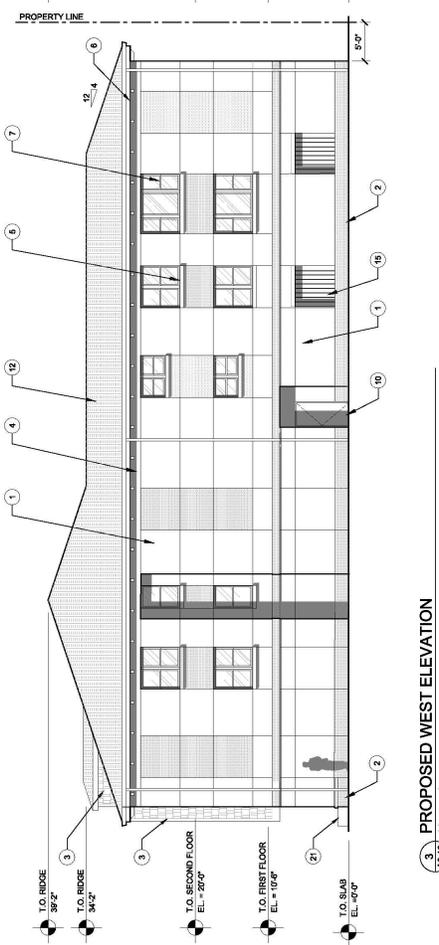
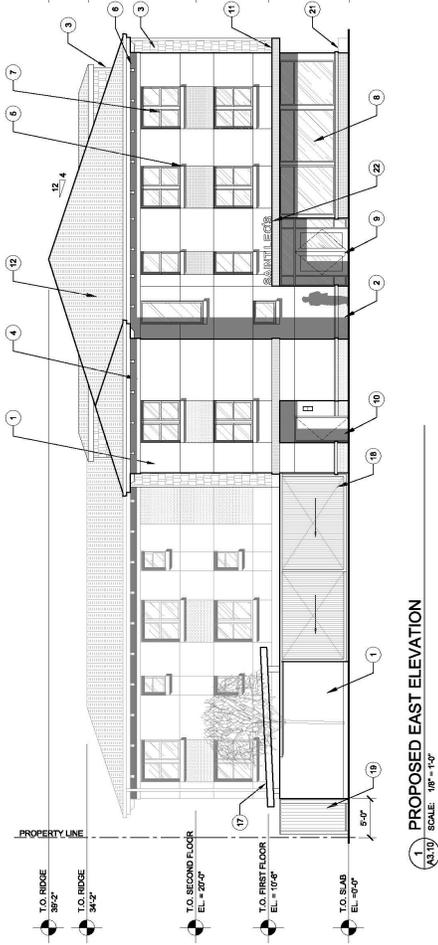
Owner/Applicant: St. Francis Center of Redwood City

File Numbers: PLN 2015-00263

Attachment: D-2 (2nd & 3rd Floors)



- PROPOSED ELEVATION KEYED NOTES**
1. STUCCO FINISH
 2. STUCCO BASE
 3. FIBER-CEMENT BOARD SHAKE SIDING
 4. FIBER-CEMENT BOARD TRIM
 5. STUCCO OVER WOOD TRIM AT WINDOWS
 6. WOOD BRACKETS
 7. VINYL WINDOWS
 8. ALUMINUM STOREFRONT
 9. ALUMINUM ENTRY DOOR
 10. HM STEEL ENTRY DOOR
 11. STEEL AWNING
 12. ASPHALT SHINGLE ROOF
 13. STEEL PIPE COLUMN
 14. WOOD BEAM
 15. PAINTED STEEL BARS AT OPENING
 16. STEEL / WIRE MESH DOORS AT ELECTRICAL METERS
 17. STEEL ROOF AT TRASH ENCLOSURE
 18. STEEL ROLLING GATE
 19. WOOD FENCE
 20. WOOD ENTRY GATE
 21. CONCRETE PLANTER
 22. DIMENSION LETTER SIGNAGE



San Mateo County Planning Commission Meeting

Owner/Applicant: **St. Francis Center of Redwood City**

File Numbers: **PLN 2015-00263**

Attachment: **E**



County of San Mateo - Planning and Building Department

ATTACHMENT F

In order to qualify for an exemption from the California Environmental Quality Act (CEQA), this project must first qualify under the threshold requirements outlined in Section 15192 and then the specific requirements outlined in Section 15194. Compliance with each section is discussed below:

SECTION 15192. THRESHOLD REQUIREMENTS FOR EXEMPTIONS FOR AGRICULTURAL HOUSING, AFFORDABLE HOUSING, AND RESIDENTIAL INFILL PROJECTS

In order to qualify for an exemption set forth in Sections 15193, 15194 or 15195, a housing project must meet all of the threshold criteria set forth below.

(a) The project must be consistent with:

- (1) Any applicable general plan, specific plan, or local coastal program, including any mitigation measures required by such plan or program, as that plan or program existed on the date that the application for the project pursuant to Section 65943 of the Government Code was deemed complete.

Staff Analysis: Staff has reviewed the proposed project against the applicable policies of the North Fair Oaks Community Plan (NFOCP) and found that the project is consistent, as discussed in the staff report for PLN 2015-00263.

- (2) Any applicable zoning ordinance, as that zoning ordinance existed on the date that the application for the project pursuant to Section 65943 of the Government Code was deemed complete, unless the zoning of project property is inconsistent with the general plan because the project property has not been rezoned to conform to the general plan.

Staff Analysis: The existing zoning of the project site, R-3/S-5 (Multi-Family/2,500 sq. ft. minimum lot area per dwelling unit), is not consistent with the land use designation for this neighborhood, as designated in the NFOCP. The S-5 zoning results in a density of 17.424 du/ac (dwelling units per acre), which is less than the Specific Plan designation of 24-60 du/ac. The proposed PUD rezoning will result in a density of 46.71 du/ac, which is consistent with the Specific Plan.

(b) Community-level environmental review has been adopted or certified.

Staff Analysis: An Environmental Impact Report (Final Environmental Impact Report – North Fair Oaks Community Plan Update, State Clearinghouse #2011042099) was certified for the NFOCP by the Board of Supervisors on November 15, 2011.

- (c) The project and other projects approved prior to the approval of the project can be adequately served by existing utilities, and the project applicant has paid, or has committed to pay, all applicable in-lieu or development fees.

Staff Analysis: Water and sewer mains adequate to meet the demands of the proposed project are in place within the adjacent streets. Both systems have sufficient capacity to serve this proposed project. The applicant has included the cost of connections to these two systems in their overall budget for this project.

- (d) The site of the project:

- (1) Does not contain wetlands, as defined in Section 328.3 of Title 33 of the Code of Federal Regulations.

Staff Analysis: There are no wetlands or other natural water bodies on or near the project site. The project site is mostly paved over at the present time.

- (2) Does not have any value as an ecological community upon which wild animals, birds, plants, fish, amphibians, and invertebrates depend for their conservation and protection.

Staff Analysis: The project site is within a highly developed urban neighborhood. There is no natural vegetation on the project site that could support an ecological community.

- (3) Does not harm any species protected by the Federal Endangered Species Act of 1973 (16 U.S.C. Section 1531 et seq.) or by the Native Plant Protection Act (Chapter 10 (commencing with Section 1900) of Division 2 of the Fish and Game Code), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code).

Staff Analysis: As stated previously, there is no natural habitat remaining on the parcel. No listed plant or animal species have been identified on or near the project site.

- (4) Does not cause the destruction or removal of any species protected by a local ordinance in effect at the time the application for the project was deemed complete.

Staff Analysis: No locally protected plant or animal species have been identified on or near the project site.

- (e) The site of the project is not included on any list of facilities and sites compiled pursuant to Section 65962.5 of the Government Code.

Staff Analysis: The project site is not on the California Department of Toxic Substance Control's Hazardous Waste and Substances Site List.

- (f) The site of the project is not subject to a preliminary endangerment assessment prepared by a registered environmental assessor to determine the existence of any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity.

Staff Analysis: The site is not known to contain or have a history of containing hazardous materials. There is no evidence to suggest that future occupants will be exposed to health hazards from nearby properties or activities.

- (g) The project does not have a significant effect on historical resources pursuant to Section 21084.1 of the Public Resources Code.

Staff Analysis: There are no identified historical resources on the project site.

- (h) The project site is not subject to a wildland fire hazard, as determined by the Department of Forestry and Fire Protection, unless the applicable general plan or zoning ordinance contains provisions to mitigate the risk of a wildland fire hazard.

Staff Analysis: The project site is not within a designated Wildland Fire Hazard Zone.

- (i) The project site does not have an unusually high risk of fire or explosion from materials stored or used on nearby properties.

Staff Analysis: Residential uses adjoin the project site on all sides. The St. Francis Center (Community Institutional Use) is across the street. There is no evidence that there is an adjacent use that could generate an unusually high risk of fire or explosion.

- (j) The project site does not present a risk of a public health exposure at a level that would exceed the standards established by any State or Federal agency.

Staff Analysis: There is no evidence to suggest that the project site is at risk of a higher exposure than any of the adjacent residential uses.

- (k) Either the project site is not within a delineated earthquake fault zone or a seismic hazard zone, as determined pursuant to Sections 2622 and 2696 of the Public Resources Code, respectively, or the applicable general plan or zoning ordinance contains provisions to mitigate the risk of an earthquake or seismic hazard.

Staff Analysis: The nearest delineated earthquake fault zone or seismic hazard zone is the San Andreas Fault Zone, which is approximately 5 miles west of the project site.

- (l) Either the project site does not present a landslide hazard, flood plain, flood way, or restriction zone, or the applicable general plan or zoning ordinance contains provisions to mitigate the risk of a landslide or flood.

Staff Analysis: The project site is flat and not within a landslide hazard zone, nor is it within a mapped flood plain or other flood hazard zone.

- (m) The project site is not located on developed open space.

Staff Analysis: The project site has historically been used for residential use. There is no developed open space in the immediate project vicinity.

- (n) The project site is not located within the boundaries of a State conservancy.

Staff Analysis: There are no State conservancies near the project site.

- (o) The project has not been divided into smaller projects to qualify for one or more of the exemptions set forth in Sections 15193 to 15195.

Staff Analysis: The project has not been divided into smaller projects. The project under consideration constitutes the entirety of the activities and structures proposed for the project site.

SECTION 15194. AFFORDABLE HOUSING EXEMPTION

CEQA does not apply to any development project that meets the following criteria:

- (a) The project meets the threshold criteria set forth in Section 15192.

Staff Analysis: The project meets the threshold criteria as described above.

- (b) The project meets the following size criteria: the project site is not more than 5 acres in area.

Staff Analysis: The project site is 13,988 sq. ft. (0.32 acres) in size.

- (c) The project meets both of the following requirements regarding location:

- (1) The project meets one of the following location requirements relating to population density:

- (A) The project site is located within an urbanized area or within a census-defined place with a population density of at least 5,000 persons per square mile.

Staff Analysis: The project site is within an urbanized area. The site is surrounded by urban density residential use on all sides.

- (B) If the project consists of 50 or fewer units, the project site is located within an incorporated city with a population density of at least 2,500 persons per square mile and a total population of at least 25,000 persons.

Staff Analysis: The project site is within an unincorporated pocket adjacent to Redwood City, which has a population of 79,000.

- (C) The project is located within either an incorporated city or a census-defined place with a population density of at least 1,000 persons per square mile and there is no reasonable possibility that the project would have a significant effect on the environment or the residents of the project due to unusual circumstances or due to the related or cumulative impacts of reasonably foreseeable projects in the vicinity of the project.

Staff Analysis: See above.

- (2) The project meets one of the following site-specific location requirements:

- (A) The project site has been previously developed for qualified urban uses.

Staff Analysis: The site has been previously developed with single-family dwellings.

- (B) The parcels immediately adjacent to the project site are developed with qualified urban uses.

Staff Analysis: The project site is bordered by residential uses on all sides.

- (C) The project site has not been developed for urban uses and all of the following conditions are met:

- 1) No parcel within the site has been created within 10 years prior to the proposed development of the site.

- 2) At least 75 percent of the perimeter of the site adjoins parcels that are developed with qualified urban uses.
- 3) The existing remaining 25 percent of the perimeter of the site adjoins parcels that have previously been developed for qualified urban uses.

Staff Analysis: Not applicable. See above discussion.

(d) The project meets both of the following requirements regarding provision of affordable housing:

- (1) The project consists of the construction, conversion, or use of residential housing consisting of 100 or fewer units that are affordable to low-income households.

Staff Analysis: The project consists of a 15-unit apartment complex to be developed by the St. Francis Center for extremely low and very low-income housing.

- (2) The developer of the project provides sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of the housing units for lower income households for a period of at least 30 years, at monthly housing costs deemed to be “affordable rent” for lower income, very low income, and extremely low income households, as determined pursuant to Section 50053 of the Health and Safety Code.

Staff Analysis: The project parcels and the proposed building are and will be owned by the St. Francis Center, a non-profit Catholic charity. The St. Francis Center has received public funds to assist in the purchase of this land and the construction of the building.

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County of San Mateo - Planning and Building Department

ATTACHMENT G

**COUNTY OF SAN MATEO
PLANNING AND BUILDING**

County Government Center
455 County Center, 2nd Floor
Redwood City, CA 94063
650-363-4161 T
650-363-4849 F
www.planning.smcgov.org

September 10, 2015

Sr. Christina Heltsley, EdD
St. Francis Center of Redwood City
151 Buckingham Avenue
Redwood City, CA 94062

Dear Sr. Heltsley:

SUBJECT: Summary of Comments/Questions received at the Pre-Application Project Review Meeting (pursuant to Zoning Regulations Section 6415) held on August 26, 2015 for a lot merger of Assessor's Parcel Numbers 054-263-030 and 064-263-040, and a rezoning to Planned Unit Development (PUD) to allow the construction of a 15-unit (affordable) apartment building (St. Leo's Apartments) on a resultant 13,988 sq. ft. parcel, at 2642 Marlborough Avenue in the unincorporated area of North Fair Oaks.

The three-story wood frame building will be comprised of 2 one-bedroom units, 7 two-bedroom units, and 6 three-bedroom units. The ground floor consists of ADA accessible 2 one-bedroom apartments, 1 two-bedroom apartment, a community room with a kitchen and unisex bathroom, a study room, and an outdoor seating area. The second and third floors consist of 6 two-bedroom apartments, and 6 three-bedroom apartments, and study rooms. Included in the proposal are 17 parking spaces with a separate bicycle storage area and a trash enclosure area.

County File Number PLN 2015-00263

Thank you for your participation in the public meeting held on August 26, 2015. The information and comments exchanged were invaluable in fostering understanding of the surrounding community's concerns and comments about the project. The purpose of this letter is to summarize the comments received at the meeting and to include additional comments received from the County and other reviewing departments.

Besides those representing the project, there were 72 people that signed the meeting "Sign-In" sheet.

SUMMARY OF PUBLIC COMMENTS IN SUPPORT OF THE PROJECT

Generally speaking, there were far more comments by those in support of the project than those who did not (although not everyone who attended the meeting spoke).



1. There is a dire need for affordable housing opportunities in San Mateo County.
2. Density is the only answer, but it needs to be affordable.
3. There is a great need for quality affordable housing for larger families.

SUMMARY OF PUBLIC COMMENTS IN OPPOSITION OF THE PROJECT

1. What will happen to the current residents during demolition of the existing housing and construction of the housing?
2. There is not enough parking in the neighborhood; adding a project of this size will greatly impact an already difficult situation.
3. Crime may increase.
4. There will be additional noise.
5. The apartment will loom over the existing single-family homes and will be out of scale with the adjacent properties.

Project Representative Input: The current residents have been notified that they will need to find other living arrangements. There are no plans to relocate the residents. However, Mr. Pierce of the Board of Directors of the St. Francis Center asked that the affected residents contact him and he would assist them in exploring alternate rental opportunities for the duration of the construction, and that the displaced residents would be first in line to apply and may qualify to rent at St. Leos.

Parking is difficult in the neighborhood, however each unit will have a designated space and two visitor spaces will be provided. The building is located in an area with very high "walkability" scores. There is a bike storage area and the residents will have access to multiple bike racks.

Crime is not expected to increase. In fact, crime is expected to decrease due to the proximity of the apartment building to the Siena Youth Center. Dignified living opportunities bring positive change and impact to the community. There will be ancillary benefits, such as bi-weekly "Parent Action Team Meetings" and parent and youth educational opportunities presented by the "Sheriff's Activity League" and the "Community Alliance to Revitalize our Community."

Noise is not expected to increase due to the apartment building.

The apartment building is designed with the parking area buffering the adjacent properties.

COMMENTS FROM OTHER REVIEWING AGENCIES

County Planning Department

1. The property owner/applicant is strongly encouraged to work with the families that will be displaced to assist in identifying alternate rental opportunities.

County Department of Public Works

1. Prior to the issuance of the building permit or planning permit (for Provision C3 Regulated Projects), the applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed project and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the improvement plans and submitted to the Department of Public Works for review and approval.
2. Prior to the issuance of the building permit or planning permit (if applicable), the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.
3. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. The applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.
4. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance #3277.
5. Project impervious area appears to be over 10,000 sq. ft., therefore it triggers C3 (stormwater pollution control requirements). However, if this project qualifies for low income or low, low income housing under Government Code Section 65589.5 (h)(3)

[proof required], then it can qualify for limited stormwater treatment under C3 compliance - C.3.e.i.(3)(b) - minimal treatment.

Geotechnical Department

1. This project will require a soils report.

If you have any questions regarding this summary or need assistance with application requirements, please feel free to contact Tiare Pena at 650/363-1850 or by email at tpena@smcgov.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Holbrook', followed by a long horizontal line extending to the right.

David Holbrook
Senior Planner

DJH:TGP;jlh – TGPZ0633_WJN.DOCX

cc: Board of Supervisors
Planning Commission
Carol Marks, Legislative Aide, District Four
Steven Monowitz, Community Development Director
Lisa Aozasa, Deputy Director
County Department of Public works
County Building Inspection Section
Geotechnical Section



County of San Mateo - Planning and Building Department

ATTACHMENT H

ORDINANCE NO. _____
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

* * * * *

**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 ADD THE PLANNED UNIT DEVELOPMENT-138 (PUD-138)
DISTRICT REGULATIONS, AFFECTING ONE PROPERTY IN THE
UNINCORPORATED NORTH FAIR OAKS AREA**

The Board of Supervisors of the County of San Mateo, State of California,
ORDAINS as follows

SECTION 1. Section 6115 of Chapter 2 of Part One of Division VI of the San Mateo County Ordinance Code (Zoning Maps), Appendix A, shall be amended to establish the Planned Unit Development No. 138 (PUD-138) Zoning District Regulations, applicable to Assessor's Parcel Numbers 054-263-030 and 054-263-040 (2626 and 2642 Marlborough Avenue).

SECTION 2. This ordinance shall be in full force and effect thirty (30) days after its passage.

* * * * *



County of San Mateo - Planning and Building Department

ATTACHMENT I

ORDINANCE NO. _____
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

* * * * *

**AN ORDINANCE AMENDING DIVISION VI OF THE SAN MATEO COUNTY
ORDINANCE CODE (ZONING ANNEX) TO REVISE THE ZONING TEXT,
APPENDIX A (PLANNED UNIT DEVELOPMENTS), TO ENACT THE PLANNED UNIT
DEVELOPMENT-138 (PUD-138) ZONING DISTRICT REGULATIONS ON A SINGLE
PROPERTY IN THE UNINCORPORATED NORTH FAIR OAKS AREA**

The Board of Supervisors of the County of San Mateo, State of California,
ORDAINS as follows

SECTION 1. The San Mateo County Ordinance, Division VI, Part One, Zoning Maps, Appendix A (Special Districts and Planned Unit Developments) is hereby amended to establish and enact the Planned Unit Development-138 (PUD-138) to read as follows:

PUD-138. PLANNED UNIT DEVELOPMENT SECTIONS

- A. PURPOSE
- B. DEVELOPMENT PLAN
- C. HEIGHT
- D. SETBACKS
- E. LOT COVERAGE
- F. FLOOR AREA
- G. MAINTENANCE OF LANDSCAPING
- H. RESTRICTION OF OUTDOOR LIGHTING
- I. MAINTENANCE OF MINIMUM PARKING PROVISIONS

SECTION A. PURPOSE. The following PUD-138 regulations shall govern the land use and development of a multiple-family residential development (described below) on a 13,988 sq. ft. property (Assessor's Parcel Numbers 054-263-030 and 054-263-040) located at 2626 and 2642 Marlborough Avenue in the unincorporated North Fair Oaks area of San Mateo County. To the extent that the regulations contained herein conflict with other provisions of Part One, Division VI (Zoning) of the San Mateo County Ordinance Code, the regulations contained herein shall govern.

SECTION B. DEVELOPMENT PLAN. All development shall conform to the development plans (County File Number PLN 2015-00263) for the subject property as recommended for approval by the Planning Commission on October 14, 2015, and by the Board of Supervisors on _____, 2015, and on file in the office of the County Planning and Building Department.

Those plans include the following specific elements:

- (a) The construction of a single three-story, 15-unit apartment building, with a total floor area of 18,802 sq. ft.
- (b) Construction of an access driveway.
- (c) The provision of all new and approved landscaping.
- (d) The provision and maintenance of all access driveway surface materials and drainage elements. No enlargement to this building shall be allowed and no building or site design modifications shall be allowed unless

determined to be minor and approved by the Community Development Director. The Community Development Director shall make any necessary determination of conformity with the plan.

SECTION C. HEIGHT. Heights of the proposed building shall conform to those shown in the approved plans.

SECTION D. SETBACKS. The minimum setbacks of the proposed building shall conform to those shown in the approved plans or as modified by conditions of approval.

SECTION E. LOT COVERAGE. The maximum lot coverage on the project site shall comply with that shown on the approved plans or as modified by conditions of approval.

SECTION F. FLOOR AREA. The maximum floor area for all floors of the proposed building shall comply with that shown on the approved plans or as modified by conditions of approval.

SECTION G. MAINTENANCE OF LANDSCAPING. All landscaping (i.e., trees, shrubs, flowers and groundcover), as required by the conditions of approval for this project, shall be maintained in a healthy condition. Any dead or dying landscaping elements shall be replaced in like kind immediately.

SECTION H. RESTRICTION OF OUTDOOR LIGHTING. Outdoor lighting (i.e., number, location and type of fixtures) shall be restricted to that on the

approved plans or as modified by conditions of approval. All light glare shall be contained to the subject parcel and shall not project onto or at any adjacent residential use.

SECTION I. MAINTENANCE OF MINIMUM PARKING PROVISIONS.

Parking provisions for a minimum of 20 parking spaces (18-resident and 2-guest), or as modified by conditions of approval, shall be provided and maintained as shown on the approved plans. No parking space shall be used in such a manner as to prevent its use for parking (e.g., storage, etc.). The internal backup area and access driveway shall be kept free of any permanently parked vehicles, and shall be reserved for vehicle circulation and temporary deliveries.

SECTION 2. This ordinance shall be in full force and effect thirty (30) days after its passage.

* * * * *

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