

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

DATE: December 17, 2020

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: STAFF REPORT ADDENDUM: Consideration of a Minor Subdivision, pursuant to Section 7002 of the County Subdivision Regulations to subdivide a 11,780 sq. ft. parcel into four townhouse units and one common interest parcel at 20 Dexter Avenue in the unincorporated North Fair Oaks area of San Mateo County. The project includes the removal of one 30-inch dbh (diameter at breast height) redwood tree.

County File Number: PLN 2020-00097 (Ryan Lai)

PROPOSAL

The applicant proposes to subdivide an 11,780 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 4 townhomes to be sold off separately. The townhomes would be 3 stories and all units would have a shared access off of Dexter Avenue. One 30-inch (DBH) redwood tree is proposed for removal due to poor health and proximity to the proposed structures.

Table 1 Tentative Parcel Map Proposal	
	Square Footage
Parcel A, Common Interest Parcel	6,544
Unit 1	1,155
Unit 2	1,175
Unit 3	1,175
Unit 4	1,372

RECOMMENDATION

Staff recommends that the Zoning Hearing Officer proceed with the public hearing as scheduled on December 17, 2020 to allow interested parties an opportunity to comment on the project, but continue consideration of the Minor Subdivision, County File Number PLN 2020-00097, to allow for review by the North Fair Oaks Community Council at their

January 28, 2021 meeting.

BACKGROUND

The project was deemed complete on October 30, 2020. A request to add the project to the North Fair Oaks Community Council's (NFOCC) November agenda for review and recommendation to the Zoning Hearing Officer (ZHO) was unable to be accommodated because the agenda was full. Since the NFOCC does not meet in December, the next available Council agenda date for this project would be January 28, 2021. In order to avoid an approximate three-month delay, staff moved forward in scheduling the project for the December 17, 2020 ZHO public hearing. A notification of public hearing and copy of the staff report was provided to the Council.

Commented [SB1]: Is this right? Agenda cites Nov 20, 2020...but based on Accela sign-offs, Oct 30 makes more sense. Maybe agenda is incorrect?

Commented [KK2R1]: Oct 30 is correct

DISCUSSION

As of December 14, 2020, several members of the NFOCC, including the Council Chair, have requested that the project be forwarded to the NFOCC's next regularly scheduled meeting on January 28, 2021 to allow the Council the opportunity to publicly review and address questions and concerns on the project before it is considered by the ZHO.

CONCLUSION

Based on request from members of the NFOCC, staff is providing this revised recommendation to the ZHO to proceed with the public hearing on December 17, 2020 to allow interested parties an opportunity to comment on the project but continue consideration of the project to a future date in order to allow the NFOCC an opportunity to review the project at their January 28, 2021 meeting.

ATTACHMENTS

A. NFOCC Correspondence, dated December 14, 2020 Dec 15, 2020

Attachment A

Kanoa Kelley

From: Linda Lopez <linda.lopez60@att.net>
Sent: Monday, December 14, 2020 3:27 PM
To: Kanoa Kelley
Subject: 12/17/20 Planning Commission Agenda

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Re: 20 Dexter Avenue
File No: PLN2020-00097

I oppose the consideration of this project because the North Fair Oaks Council was completely bypassed in the process. The Council was not afforded the opportunity to publicly review and address questions and concerns. The project is located in the Selby Park neighborhood of North Fair Oaks and has an active neighborhood association that historically gives pre-development input into new projects considered for the Selby Park neighborhood. Before this goes to the Commission, please send back to the North Fair Council to put on their agenda in January 2021.

Thank you.
Linda Lopez
NFO Councilwoman
60 Dexter Avenue
North Fair Oaks

Sent from my iPhone

Kanoa Kelley

From: Ever Rodriguez <erodriguez@nfocouncil.org>
Sent: Tuesday, December 15, 2020 1:10 PM
To: Deb Robinson; Kanoa Kelley
Cc: Linda Lopez
Subject: Request to bring Planning Proposal for 20 Dexter in RWC, back to NFO Council

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Good morning,

I have received a couple of questions from residents regarding a planned building proposal for a 3-story townhouse project in the Selby Park neighborhood of North Fair Oaks, which the Planning Commission may be making a decision on this Thursday, Dec. 17th.

Our North Fair Oaks Council has not had any presentations or details on this project and I would like to kindly ask you if a decision on approval for this project can be put on hold until after a public presentation is provided to our council and the community at our next public meeting on January 28, 2021.

The file number for this proposal is: PLN2020-00097
And the address for this project is: 20 Dexter Avenue, in Redwood City.

I would appreciate your support in presenting this project to the NFO Council and to our community before approving this plan.

With best wishes,

Ever Rodriguez

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Everardo Rodriguez

Chair,
North Fair Oaks Community Council
San Mateo County, California
erodriguez@NFOCouncil.org
