



Item No: 1
Meeting Date: September 10, 2015

To: Planning Commission

Date: September 3, 2015

Authorized By: Ron Munekawa
Chief of Planning

By: Gavin Moynahan
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Subject: PA 14-060, 2123 & 2133 De Anza Boulevard SPAR, SDPA, TM
(APN: 041-200-500)

RECOMMENDATION

1. Adopt the Categorical Exemption, Class 32 Section 15332, "In-Fill Development Projects", as sufficient in satisfying the requirements pursuant to the California Environmental Quality Act (CEQA) regulations, based on the Findings for Approval attached as Exhibit A; and
2. Approve the Site Plan and Architectural Review (SPAR) for construction of a new duplex development including two detached dwelling units on a single 25,987 square-foot lot; Site Development Planning Application for grading on slopes greater than 15% and a Tentative Parcel Map to delineate two designated condominium parcels one for each residential dwelling unit based on the Findings in Exhibit A and Conditions of Approval in Exhibit B.

SITE DESCRIPTION

The project site is located northeast of the intersection of Polhemus Road and De Anza Boulevard on a vacant up-sloping parcel. The site is located adjacent to a townhome development to the west and single-family homes behind (generally south) and east, and across the street from the Crystal Springs shopping center located at the same intersection.

The project site is approximately 25,987 square-feet in area. The property is zoned R2 (Two Family Dwellings) and the General Plan land use designation is Low Density Multi-Family Residential (Attachment 1).

PROJECT DESCRIPTION

The project consists of the construction of two, three-level residential dwelling units with ground floor parking and partial basements (Attachment 3). Details of the two units are included below:

House 1, 2133 De Anza Boulevard

Area delineated for private condominium lot: 13,432 square-feet;
Basement & ground floor: bonus room 414 square-feet, garage 781 square-feet total: 1,195
Parking Spaces: two resident & one guest stall (all covered)
First floor living space: 2,012 square-feet;
Second floor living space: 1,405 square-feet;

House 2, 2123 De Anza Boulevard

Area delineated for private condominium lot: 12,555 square-feet;
Basement & ground floor: bonus room 623 square-feet, garage 756 square-feet total: 1,379
Parking Spaces: two resident & one guest stall (all covered);
First floor living space: 1,925 square-feet;
Second floor living space: 1,389 square-feet;

Bicycle parking is provided in both dwelling units by means of a dedicated space inside the single car parking space which also satisfies the guest parking requirement. No short-term bicycle parking spaces are required for a duplex development.

The proposed architectural style is neo-traditional and includes design influences from the Arts and Crafts period. These influences are seen on the prominent bargeboards with knee braces; asymmetrically split double-hung divided-light windows with dentilated sills; lap and shingle siding to emphasize horizontal planes; stone and stucco finishes to ground the lower-levels and prairie style leaded-glass panels on the entry doors. The landscaping selected features native and drought-tolerant varieties with many flowering plants in shades of whites, reds, oranges and blues. The plantings include ground covers and accent plants to blend with the neo-traditional architecture. The proposed mixture of exterior materials achieves an architectural aesthetic while complementing the materials found in nearby residential structures.

CODE AND POLICY COMPLIANCE

The City's General Plan includes specific policies that are tailored to the various zoning and geographical districts. Proposed developments in the City's residential districts are reviewed for conformance with applicable polices and guidelines set forth in the General Plan, zoning code, and other applicable regulations.

General Plan

The General Plan Land Use Diagram designates the project site as Low Density Multi-Family Residential. A list of applicable General Plan goals and policies is included in Exhibit A. These include policies pertaining to duplex design and housing preservation, hillside developments and encouraging good urban design. The project has been designed to conform to the goals and policies of the General Plan. Please refer to the project findings for more information on compliance with general plan goals and policies.

Zoning Code

The property is zoned R2 (Two - Family Dwellings). The project proposes a floor area ratio of .36, which is under the maximum permitted floor area ratio of .6. The project proposes a height of 23'7", which is under the maximum height of 24'. Setbacks of about 17' for House 1 to the side property line and more than 85' for House 2 to the opposite property line are provided. Front and rear setbacks meet or exceed the requirements for Duplex development. The proposed bicycle parking exceeds the minimum code requirements (see data form - Attachment 3).

Design Review

The proposed design has been reviewed by the City's design review consultant, Larry Cannon, AIA, of Cannon Design Group, for consistency with the City's Duplex Design Guidelines and General Plan Urban Design Element. Staff has reviewed the project plans and they are consistent with the Duplex Design Guidelines.

The following were recommendations by the City's design review consultant that were largely addressed on the plans submitted for Planning Commission review tonight:

- Simplify the entrances by removing the tall gables above the entry doors on the top floor
- Simplify the design and lessen the apparent height by removing the cathedral windows from all of the gable ends
- Return the stone treatment back to terminate in another stone wall face or grade.

The applicant has satisfied most of the above recommendations by removing the cathedral windows under the gables; continuing the stone base; and removing the gable element

above the entrances on the third floor (to reduce the apparent height).

The following is remaining recommendation provided by the City's design review consultant that has not been addressed but is recommended by Staff and the consultant to be met through a condition of approval.

- Continue the modular pavers to the edge of roadway improvements

The current plans have been revised to reflect the majority of comments provided by the City's Design Review Consultant. City staff supports the current design as is with the addition of the continuation of the modular pavers to the edge of roadway improvements.

Sustainability & Green Building

The project is anticipated to be in compliance with the California Green Building Standards Code. The CALGreen Code replaces the City's Green Building Ordinance which was rescinded effective January 1, 2014.

The project applicant also proposes the following measures in addition to what is required by code:

- R-19 walls instead of R-13
- Electric Car Charger Station in the Garage
- Roof ready setup for Solar Panels, depending buyers requested service type
- High Efficiency furnaces will be installed
- High Efficiency, programmable, self-learning, sensor-driven thermostats
- High Efficiency Window treatments and frames
- Building materials - Composite Lumber – Such as Trust Joists, LVL Beams
- Building materials – Hardi Siding & Shingles throughout the exterior sheathing (sustainable material and high fire rating)

NEIGHBORHOOD INPUT

The applicant held an informal pre-application neighborhood meeting on Wednesday June 4, 2014. The meeting was attended by approximately nine members of the community. Comments raised at the meeting were generally about concerns during construction and slope stability during and after construction. The applicant's summary of the meeting is included as Attachment 5.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

A Categorical Exemption has been recommended for the project, pursuant to the California Environmental Quality Act Guidelines, Class 32 Section 15332 In-Fill Development Projects,

which are in conformance with the General Plan Policies and Zoning Code and is located within an urban setting on a project site less than 5 acres (.6 acres).

The applicant provided a hydrological report prepared by Steve Devich and a geotechnical report prepared by Summit Engineering that detail the project's design and provides assessment of the required engineering (Attachment 7). The geotechnical report outlined the concerns of groundwater seepage, foundation movement, and seismic shock. The conclusion of the geotechnical report stated that the site is suitable for the development with implementation of the proposed good building practices. Furthermore, the hydrological report analyzed the site hydrology as it relates to the stormwater management plan required to meet Provision C.3 in the Municipal Regional Stormwater Permit applicable to the City of San Mateo. The report includes stormwater management plans, and maintenance plans for the infiltration trench and the bioretention areas required to meet the requirements of C.3. Conditions of approval ensure compliance with C.3 stormwater measures as well as soil stability to ensure site work conforms to approved plans and specifications.

The project site has no value for endangered, rare, or threatened species, and approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and is served by all required utilities and public services. The project is proposed at a long-vacant site and would have no significant or permanent effects on the environment.

No significant environmental effects related to air quality, biological resources, hydrology and water quality, noise, public services, transportation/traffic, or utilities and service systems are anticipated.

NOTICE PROVIDED

In accordance with Government Code section 65090, notice of this meeting was published in the Examiner newspaper at least 10 days before this Public Hearing. In accordance with Government Code section 65091 and the City's Municipal Code noticing requirements, this hearing was noticed to the following parties ten days in advance of the Sept 10, 2015 Planning Commission meeting:

- Property owners, residential tenants and business tenants within 1,000 feet of the project site;
- The City's "900 List" which contains nearly 100 Homeowner Associations, Neighborhood Associations, local utilities, media, and other organizations interested in citywide planning projects;
- The City's Planning E-Notify Email list; and,

- The interested parties list which includes interested individuals who contacted the City and requested to be added to the project notification list.

EXHIBITS

- A. Findings of Approval
- B. Conditions of Approval

ATTACHMENTS

1. Location Map
2. Project Plans
3. Data Form
4. Design Review Comment Letter, Larry Cannon Design, September 2, 2015
5. June 4, 2014 Informal Neighborhood Meeting Notes (provided by applicant)
6. Public Comments
7. Geo Report Summit Engineering, June 2, 2015 & Hydrology Report, July, 2014

CC (AR and attachments (hardcopy) via USPS First Class Mail)

Property Owner
Project Architect

CC (Website link to AR and attachments via Email)

Interested Parties (if email address was provided)