

EXHIBIT A
FINDINGS FOR APPROVAL
PA #14-060, De Anza Duplex SPAR, SDPA, TM
SITE PLAN AND ARCHITECTURAL REVIEW, SITE DEVELOPMENT PLANNING APPLICATION, &
TENTATIVE PARCEL MAP
2123 & 2133 De Anza Boulevard
PARCEL #041-200-500
AS APPROVED BY THE PLANNING COMMISSION ON 9/10/2015

I. Adopt the Categorical Exemption from Environmental Guidelines, finding that:

The project is categorically exempt from environmental guidelines, 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 (.36 acres).

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.

- (1) The proposed project meets these guidelines and the conditions described in the sections below based on the Findings of Approval in Exhibit A and subject to the Conditions of Approval in Exhibit B:
 - (a) The project is consistent with the general plan and policies as well as zoning designation and regulations;
 - (b) The proposed development occurs on a site of no more than five acres substantially surrounded by urban uses;
 - (c) The project site has no value as habitat for endangered, rare or threatened species;
 - (d) Approval of the project would not result in any significant effects related to traffic, noise, air quality, or water quality;
 - (e) The site can be adequately served by all required utilities and public services.

- (2) On the basis of the whole record before the Planning Commission, there is no substantial evidence that the project will have a significant effect on the environment in that: the proposed project will result in an increase of two units which will have a negligible effect on traffic based on the General Plan Circulation Element, since the project would not result in significant traffic impacts to adjacent signalized intersections; a Transportation Improvement Fee will be required for the proposed project as a condition of building

permit issuance, which is designed to help fund cumulative impacts of projected development in the City; the introduction of two new dwelling units on the project site would not result in significant noise impacts upon adjacent uses, because noise emanating from the proposed residences would be typical of the neighborhood and would not result in a significant change or increase in the existing noise environment; the project will be required to comply with Title 24 of the California Government Code which requires that the interior noise levels of multi-family units have an interior noise level of 45 dB DNL or lower; the impact of dust and exhaust generated by grading and excavation of future construction activities is temporary in nature and limited to site preparation and future construction of the new residences; the proposed project would have limited air quality impacts resulting from the minor pollutant emissions related to traffic generated by the proposed project; the project will not violate any water quality standards or waste discharge requirements because it will be required to comply with the standard Best Management Practices, which regulates discharge into the City's storm drainage system; and while a new project increase in runoff would not be large enough to cause flooding on- or off-site, all projects of this nature are required to comply with the City's standard of approval relating to drainage and runoff.

II. Site Plan And Architectural Review Findings (San Mateo Municipal Code § 27.08.030):

Approve the Site Plan and Architectural Review for construction of two, new three-story dwelling units (House 1: 4,612 square-feet & House 2: 4,693 square-feet) located on a vacant 25,987 square-foot site, finding that:

1. The structures, site plan, and landscaping are in scale and harmonious with the character of the neighborhood in that:
 - a. The height and bulk are in keeping with the zoning code for Two Family Dwellings;
 - b. The design of the building and materials used are high-quality and respects the existing character of the surrounding residential district;
 - c. The development provides open space; and
 - d. Access to the dwelling units is provided in the same development pattern as proximal townhome and single-family developments.
2. The development will not be detrimental to the harmonious and orderly growth of the City because:
 - a. The project is consistent with the General Plan, Duplex Design Guidelines, and Zoning Code; and

- b. The project satisfies the Zoning Code standards for height, floor area, building lines and setbacks, daylight plane, floor area, and bicycle parking.
3. The development will not impair the desirability of investment or occupation in the vicinity, and otherwise is in the best interests of the public health, safety, or welfare because:
 - a. The project site has been continually vacant for years;
 - b. The proposed project would entail a net benefit to the community with increased housing stock and two attractive dwelling units that front a heavily-traveled intersection;
 - c. The proposed project will increase the desirability of the vicinity as the property owner's investment in the site represents an upgrade to what currently exists.
4. The development meets all applicable standards as adopted by the Planning Commission and City Council, conforms to the General Plan, and will correct any violations of the Uniform Building Code, Zoning Code, or other municipal codes in that:
 - a. The project meets the development standards of the Two-Family Dwelling district with respect to floor area, building height, and design review;
 - b. The project Complies with the recommendations of the City's Design Review consultant; and
 - c. The project will be constructed to meet all applicable provisions of the Uniform Building Code.
5. The development will not adversely affect matters regarding police protection, crime prevention, and security in that:
 - a. The project will be developed in accordance with the City's Security Ordinance, as indicated in the conditions of approval.

III. Site Development Planning Application Findings: (San Mateo Municipal Code § 23.40.040)

Approve the Site Development Planning Application for Grading on slopes greater than 15% in that:

1. All concerns regarding surface grading, structure foundations, drainage, subsurface conditions, erosion, and landscaping have been addressed as follows:

- a. The grading is estimated to include approximately 2,640 cubic yards of cut, approximately 53 cubic yards of fill, with approximately 2,587 cubic yards of off-haul to create a site to accommodate the proposed type of construction, foundation system and stormwater control system. The project is required to obtain a Site Development Permit through the Public Works Department as a condition of approval that will review in more detail the grading, drainage and haul routes for the removed off-haul with inspections of the site during construction.
 - b. The project includes erosion and sediment control measures to control erosion within the project area during construction and minimize water quality impacts. During construction, including grading, the project will follow the San Mateo County's Construction Best Management Practices as well as an erosion control plan designed specifically for the project site.
 - c. The proposed project includes several permanent features intended to reduce storm water runoff and improve stormwater quality on the site to the maximum extent practicable, including: minimization of impervious surfaces; bioretention areas, infiltration trenches, and French drains. A list of maintenance plans for the infiltration trenches and bioretention areas was provided by Steve Devich in order to ensure long-term stormwater management. The Storm drainage is proposed to be collected and released at a predevelopment rate. Provision of these features will ensure that no overloading of drainage facilities will occur as a result of the project.
2. Construction related impacts will also be reduced by standard conditions of approval related to construction activities including watering of the site during grading operations, dust control, and scheduling of paving and other construction activities as soon as possible upon completion of grading activities.
 - a. A Site Development Permit will be required once building permits have been submitted after the approval of a Site Development Planning Application.

IV. Tentative Parcel Map Findings (San Mateo Municipal Code § 26.48.060):

Approve the Tentative Parcel Map, finding that:

1. The proposed map is consistent with applicable general and specific plans in that the project site is designated for commercial office uses and the project meets R2 (Two - Family) Zoning standards and the Low Density Multi-Family designation of the General Plan.

2. The site is physically suitable for the proposed development in that the site with the grading that will be needed can accommodate two residential units; and all potential environmental impacts are not significant.
3. The site is physically suitable for the proposed density of the development in that the proposed floor area ratio of .36 does not exceed the maximum floor area ratio does of 0.6; and adequate yard areas are provided.
4. That the design of the development will not cause substantial environmental impact nor injure fish or wildlife in their habitat in that the project site is located in urbanized areas and has been vacant.
5. That the design of the duplex and type of improvements are not likely to cause serious public health problems in that City's ordinances reduce potential air quality and noise impacts during construction, and the project will not constrain the delivery of public services.
6. That the design of the project will not conflict with easements because the building envelope and major site improvements will not obstruct or be located on such easements to create a conflict.

V. General Plan Conformity

The project conforms to the following policies of the General Plan:

Land Use Element

- LU 1.7: Multi-Family Areas.** Allow multi-family areas to develop at densities delineated on the Land Use Plan.
- LU 1.9: Single-Family and Duplex Preservation.** Protect established predominantly single-family areas by limiting new development in such areas to single-family uses, and protect predominantly duplex areas by limiting new development to low-density residential uses as delineated on the Land Use Map. Consider re-designating multi-family areas to single-family and low-density residential uses where such uses predominate and where the creation of additional legal non-conforming uses would be minimized.
- LU 1.9b Duplex Projects.** Provide a transition between neighborhoods of different densities by ensuring that two-family dwelling construction and remodeling projects are consistent with the Duplex Design Guidelines which emphasize neighborhood

character, relationship to the neighborhood, and elements of design and site layout.

LU 4.4.5: Stormwater Treatment. Continue to implement the San Mateo Countywide Stormwater Pollution Prevention Program to ensure compliance with the National Pollutant Discharge Elimination System (NPDES) permit.

The project is consistent with these policies in that the development of the two new residential dwelling units is consistent with the land use designation of the Low Density Multi-Family Residential zoning district and in compliance with the relevant design standards of height, bulk, and aesthetics. The project will maximize the development potential of the site and provide additional housing stock for the City.

Urban Design Element

UD 2.1: Multi-Family Design. Ensure that new multi-family developments substantially conform to the City's Multi-family and Small Lot Multi-family Design Guidelines that address the preservation and enhancement of neighborhood character through building scale, materials, architectural style, quality of construction, open space, location of parking and lot size.

UD 2.2: Building Scale. Ensure that new multi-family developments respect the existing scale of the neighboring buildings by providing a change in the building face at spacings common to existing buildings and by stepping down building

UD 2.13: Duplex Design. Ensure that duplex dwellings substantially conform to the City's Duplex Design Guidelines that address the preservation and enhancement of neighborhood character through building scale, materials, architectural style and details, privacy, and open space.

UD 2.14: Sustainable Design and Building Construction. Require new development and building alterations to conform with the City's Sustainable Initiatives Plan and subsequent City Council adopted goals, policies, and standards pertaining to sustainable building construction.

The proposal complies with the policies of the Urban Design Element in that the two, new residential units will meet the design guidelines set forth for Duplex developments. Furthermore, the project will develop a vacant parcel that is generally flanked by existing development with a high-quality residential project in scale with neighboring residential structures.

Safety

- S 1.2: Hillside Development Standards.** Regulate hillside development consistent with the City's Site Development Code and Open Space/Conservation Policy 3.1.
- S 1.3: Erosion Control.** Require erosion control measures for all development sites where grading activities are occurring, including those having landslide deposits, past erosion problems, the potential for storm water quality impacts, or slopes of 15% or greater which are to be altered. Control measures shall retain natural topographic and physical features of the site if feasible.

The project will ensure hillside and erosion control safety by adhering to the recommendations of the geotechnical and hydrological recommendations provided in the applicant's proposal. Additionally, conditions of permit issuance will regulate best practices for site stability and maintenance.

Noise Element

- N 2.1: Noise Ordinance.** Continue implementation and enforcement of the City's existing noise control ordinance: a) which prohibits noise that is annoying or injurious to neighbors of normal sensitivity, making such activity a public nuisance, and b) restricts the hours of construction to minimize noise impact.

Implementation of the Noise Ordinance can reduce nuisance noise generated by construction activities in residential neighborhoods. Furthermore the Ordinance limits the hours and days in which construction activities can generate noise.

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