

**ATTACHMENT 1**  
**FINDINGS FOR APPROVAL**  
**PA-2018-042 937-939 N. IDAHO ST. DUPLEX CONDOMINIUM CONVERSION**  
**(SPAR + VESTING TENTATIVE PARCEL MAP)**  
**937-939 N. IDAHO ST.**  
**PARCEL # 029-313-080**  
**AS APPROVED BY THE PLANNING COMMISSION ON \_\_\_\_\_**

**FINDINGS:**

**I. California Environmental Quality Act (CEQA):**

The project is exempt from the provisions of CEQA as a Categorical Exemption – Section 15301 (e) Existing Facilities because the project represents an addition and alteration to an existing two-family dwelling of less than 10,000 square feet of floor area.

**II. Approve the Site Plan and Architectural Review for the Construction of A 429 Square-Foot Attached Garage (San Mateo Municipal Code Section 27.08.030), Finding that:**

1. The structures, site plan, and landscaping are in scale and harmonious with the character of the neighborhood;
  - a. The project has been designed to integrate into the existing duplex by matching the existing height and scale of the duplex structure.
  - b. The project proposes a traditional architectural style with exterior materials such as stucco walls and wood fascia roof eaves. One of the existing two units has a Spanish Revival architectural style with arched openings, stucco, and clay tile roofing. The other existing unit toward the rear of the site is traditional and articulated with stucco walls and flat roofing. The proposed garage is located in between the two units serving as a transition between both units.
  - c. The proposed location of the garage construction maintains the appearance of the duplex from the street in that the garage doors face an interior side yard. This location maintains a visible front door entry and does not make the garage doors the closest architectural element to the street.
2. The development will not be detrimental to the harmonious and orderly growth of the City;
  - a. The project is consistent with the General Plan, which calls for the preservation of existing duplex uses.
  - b. The project is consistent with the Duplex Design Guidelines and complies with the applicable Zoning Code requirements which include height, floor area ratio, setbacks, vehicle parking, 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;
  - a. The project retains the existing use as a duplex in an existing medium-density neighborhood;
  - b. The project will be constructed in compliance with all building codes, fire codes, and the City's building security code.
4. The development meets all applicable standards as adopted by the Planning Commission and City Council, conforms with the General Plan, and will correct any violations of the zoning ordinance, building code, or other municipal codes that exist on the site.
5. The development will not adversely affect matters regarding police protection, crime prevention, and security in that the buildings, paths of travel, and parking facilities will be required to conform to the City's current Security Ordinance through Conditions of Approval.

**III. Approve the Vesting Tentative Parcel Map For The Conversion Of An Existing Duplex From Single Entity Ownership To Condominiums (San Mateo Municipal Code Section 26.56.060), Finding that:**

1. The project proposes to subdivide an existing lot into two residential condominium units and associated common areas consistent with the land use and density permitted by the General Plan and Zoning Code.
2. The newly created condominium units are physically suitable for the future proposed development in that the existing duplex dwelling on the site will be retained and will be altered and improved to meet all applicable Zoning Code standards.
3. The site is physically suitable for the proposed density of development in that the lot is level, and the existing duplex dwelling and trees are existing and are proposed to remain.
4. The design of the condominium subdivision will not cause substantial environmental impact nor injure fish or wildlife or their habitat in that it redevelops a site already in urban use with a residential use.
5. The design of the condominium subdivision and type of improvements will not cause serious public health problems in that adequate sanitary sewer and storm drain facilities are provided for the project. And the project street frontage is improved with sidewalks and will not otherwise constrain the delivery of public services.
6. The design of the condominium subdivision will not conflict with any public

utility easements granting access through, or use of, the site in that access to the site via the existing public right-of-way will remain.

#### **IV. GENERAL PLAN CONFORMITY**

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

##### **Land Use Element**

- 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 differing densities by ensuring 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.
- PA 2.4:**        **Single-Family and Duplex Preservation.** Limit development of established predominantly single-family areas to single-family uses, and predominantly duplex areas to low-density residential as indicated on the Land Use Plan. Consider redesignating multi-family areas to single-family and low-density residential uses where such uses predominant and where the creation of additional legal non-conforming uses would be minimized.

##### **Urban Design Element**

- 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.

### **Housing Element**

**H 1.8:            Condominium Conversion.** Continue the existing policy of protecting existing residents by offering purchase opportunities, long-term leases and relocation assistance.

The project conforms to these policies of the Land Use, Urban Design, and Housing Elements in that the construction of the attached garage will not impact the medium-density character of the neighborhood, increase the use of the property, or exceed the project site's allowable floor area ratio or building height. The conversion into condominiums neither results in the addition of dwelling units nor greater intensity of the project site. Further, the project is consistent with the General Plan designation, and the project complies with the applicable zoning code regulations and the Duplex Design Guidelines.