

CITY OF SAN MATEO PLANNING APPLICATION

FINDINGS FOR APPROVAL

PA-2018-061, 526 & 528 N. CLAREMONT ST., DUPLEX CONDOMINIUM CONVERSION

(TENTATIVE PARCEL MAP)

526 N CLAREMONT ST, SAN MATEO, CA 94401-1708

PARCEL # 032167240

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 (k) Division of Existing Multiple Family or Single-Family Residences into Common-Interest Ownership, since the project represents a conversion of an existing duplex from single entity ownership into condominium units.

II. Approve the 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.

III. 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.

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.

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 and Housing Elements in that 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.