

**ATTACHMENT 1
FINDINGS FOR APPROVAL**

**PA #16-074, 866 VIEWRIDGE DR. SFDDR, SUP
SINGLE FAMILY DWELLING DESIGN REVIEW
SPECIAL USE PERMIT – WALL DEMOLITION AND ROOF RE-PITCH
866 VIEWRIDGE DRIVE
PARCEL #042-271-070
AS APPROVED BY THE PLANNING COMMISSION ON _____**

I. Adopt the Categorical Exemptions from Environmental Guidelines, Finding That:

Categorical Exemptions have been recommended for the project, pursuant to the California Environmental Quality Act Guidelines, Class 1 Section 15301 (I)(1) Demolition and removal of one single-family residence; and Class 3 Section 15303 (a) New construction of one single-family residence on a legal parcel.

II. Single Family Dwelling Design Review (San Mateo Municipal Code § 27.08.032):

Approve the Single Family Dwelling Design Review for the partial replacement of a single-story single-family dwelling, finding that:

1. The structures, site plan, and landscaping are consistent with the adopted R1 Single Family Dwelling Design Guidelines in that:
 - a. The scale and massing of the single-story residence is in balance with the surrounding homes that consist of one and two story single-family homes and proposes to utilize similar and lower plate heights as existing;
 - b. To avoid long blank walls, the project proposes single-story wall articulation along the front and side elevations created by wall offsets and windows which help to reduce building mass;
 - c. The proposed residence minimizes view impacts from primary living areas of the adjacent upslope properties by constructing a single-story residence with a plate height range of 11'-0" to 13'-1" similar to the maximum plate height range (8'-10" to 13'-0") of the existing building;
 - d. Established views of the primary living spaces of the upslope neighboring residences to the west are not substantially impacted by the single story residence. Although the view is partially impacted by the new residence, the majority of the view remains intact;
 - e. As existing, the project site is the only single-family dwelling along Viewridge Drive with a flat roof. There is an established architectural style of roofs found in the neighborhood, a 4:12 roof pitch. The proposed 4:12 roof pitch (from a flat roof) is in keeping with the architectural style of those roofs found in the surrounding neighborhood, enhances the character of the neighborhood by improving the one single-family home that does not conform to a more traditional style, and;

- f. The proposed materials include stucco, aluminum-clad wood windows, and clay S-tile; materials found on other homes in the neighborhood.
2. The development will not be detrimental to the harmonious and orderly growth of the City in that the proposed residence meets the zoning code requirements for daylight plane, height, setbacks, and maximum allowable floor area. The proposed residence is a single-story, single-family dwelling in a single-family neighborhood that permits second-story residences, up to a maximum of 24 feet to the plate height and 32 feet to the roof peak. The single-story residence proposes a maximum height of 19 feet and 6 inches to the top of roof peak at its highest point, as measured from the finished grade, with a maximum plate height of 13 feet and 1 inch.
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 the residence respects setbacks to reduce bulk and mass, and is designed in a way to be compatible with the architectural style of the surrounding neighborhood.
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 the proposed residence does not exceed the height limitations, parking, or daylight plane requirements for the site and will be constructed in conformance with the Uniform Building Code.
5. The development will not adversely affect matters regarding police protection, crime prevention, and security in that the proposed project will be constructed in accordance with the City's Security Ordinance.

III. Special Use Permit for the Substantial Demolition of Existing Walls and Roof Structure of an Existing Single Family Residence (Zoning Code §27.74.020)

EXISTING EXTERIOR WALL DEMOLITION:

Granting of such permit will not adversely affect the general health, safety, or welfare of the community, and that the use, if permitted, will not cause injury or disturbance to adjacent property traffic or by excessive noise, smoke, odor or noxious gas, dust, glare, heat or fumes or industrial waste in that the substantial demolition of 100 percent of the existing exterior walls of an existing one-story single-family residence:

- a) Maintains balance and scale with the existing single-family residences within the proximity;
- b) Meets applicable Zoning Code regulations pertaining to height, setbacks, floor area, parking requirements, and daylight plane;
- c) Is not listed in the City's Historic Inventory;

- d) The development will not adversely affect matters regarding police protection, crime prevention, and security in that the project will be constructed in accordance with the City's Security ordinance; and
- e) The development will not be detrimental to the harmonious and orderly growth of the City.

ROOF STRUCTURE DEMOLITION:

Granting of such permit will not adversely affect the general health, safety, or welfare of the community, and that the alteration will not cause injury or disturbance to adjacent property traffic or by excessive noise, smoke, odor or noxious gas, dust, glare, heat or fumes or industrial waste in that the change in the roof pitch of an existing single family residence with a flat roof to a new 4:12 pitch roof and an overall peak roof height increase of 5 feet 6 inches:

- a) Does not fully block views to the Bay, Peninsula hills or other vistas from adjacent properties;
- b) Is in balance with the surrounding homes which consist of one and two story single family homes;
- c) 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;
- d) Is in an area that permits single-family residences with a plate height of 24 feet and a peak height of 32 feet. The proposed residence minimizes view impacts from primary living areas of the adjacent upslope properties by constructing a single-story residence with a plate height range of 11'-0" to 13'-1" which is similar to the maximum plate height range (8'-10" to 13'-0") of the existing building;
- e) The development will not adversely affect matters regarding police protection, crime prevention, and security in that it will be constructed in accordance with the City's Security ordinance; and
- f) The structures, site plan, and landscaping are consistent with the surrounding neighborhood in that the roof pitch change enhances the architectural design of the existing residence and is in balance with the neighborhood, which consists of one and two-story single family homes with 4:12 roof pitches.

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 predominately 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 legal non-conforming uses would be minimized.

- LU 1.9a: Single-Family Dwelling Projects.** Enhance the livability of San Mateo neighborhoods by reviewing Single-Family Dwelling Design Review planning applications for compatibility with neighborhood character, relationship to the neighborhood, and elements of design and site layout as described in the City's Single-Family Design Guidelines.

Urban Design Element

- UD 2.12: Single-Family Design.** Ensure that new single-family dwellings and second story additions to single-family dwellings substantially conform to the City's Single-Family Design Guidelines that address the preservation and enhancement of neighborhood character through building scale, materials, architectural style and details, privacy, and preservation of views.

The proposed project complies with the policies of the Land Use and Urban Design Element in that the substantial demolition equal to 100 percent removal of the existing walls and roof alteration of a single-story single-family residence, and new construction of a new 4,591 square-foot, single-story addition will not impact the single-family character of the neighborhood, increase the intensity of use on the property, or exceed the allowable floor area ratio, or single-family building height. The project preserves the neighborhood character using similar materials and architectural details found in the immediate vicinity. Further, the project is consistent with the General Plan designation, the project complies with the applicable zoning code regulations, and the City's Design Guidelines with respect to mass, bulk, view, and privacy.