



4 W. Santa Inez Condos (PA-2015-104)

February 7, 2022

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Associate Planner, Community Development

Background



- 2015 - Project submitted
- 2017 - Planning Commission denial
- 2018 - City Council denial upheld
- 2021
 - Writ issued by higher courts
 - City must vacate the denial and reconsider the project

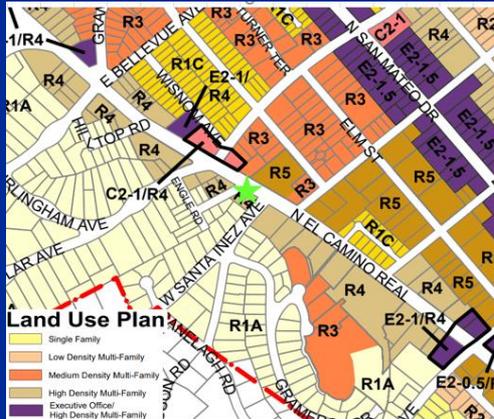
Project Description

- Demolish two single-family residences
- Construct a new condominium building
 - Four-story
 - 10 units
 - One 1-bedroom, three 2-bedroom, and six 3-bedroom units
 - 23 space underground parking garage
 - 17 space mechanical parking system



Project Site

- Zoned: R4 (High Density)
- Adjacent Uses:
 - High density residential (S & E)
 - Single-family residential (N & W)



Required Approvals

Site Plan and Architectural Review

- 10 Residential Units
- On Site Parking

Site Development Planning Application

- Removal of 22 trees with a diameter of 6” or greater

Vesting Tentative Map

- Merge two parcels
- Create 10 units for individual sale

Categorical Exemption

- Infill Development
- No significant impacts on the environment

Project Conformance – State Regulations

- **Housing Accountability Act (HAA)**

- Government Code Section 65589.5
- Limited to objective standards
- Cannot deny or reduce density of projects unless narrow health and safety findings are made and impacts cannot be mitigated.

- **Subdivision Map Act**

- Vesting Tentative Map
- Vested to 2017 standards



Project Conformance- Local Codes and Policies

- **General Plan**

- High Density Multi-Family

- **Zoning**

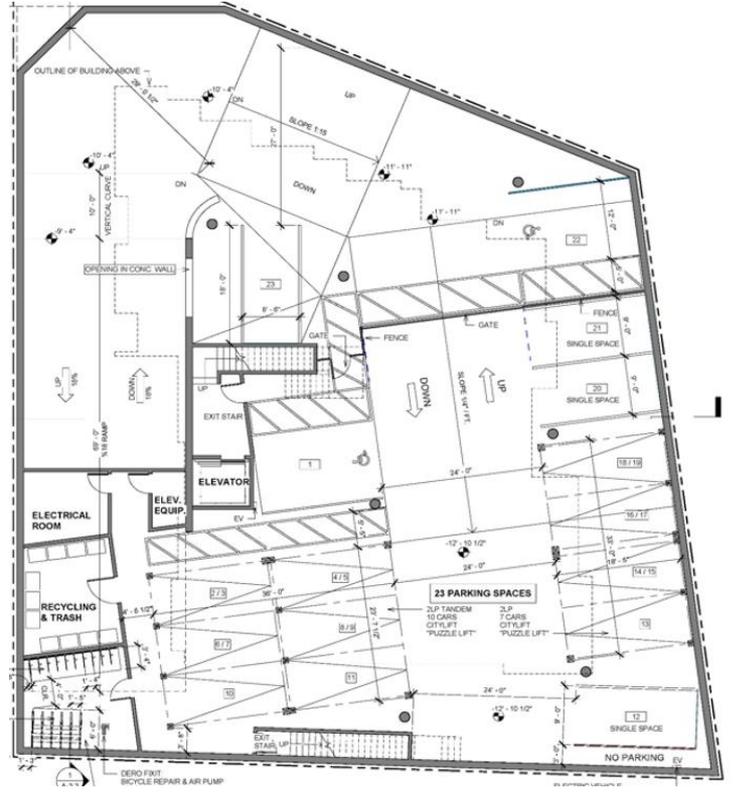
- R4

Development Standards		
	Proposed	Maximum
Density	40 units/acre	40 units/acre
Height*	30'-0" to 38'-0"	45'-0"
FAR	0.97	1.5
Setbacks Front Interior Side	15'-0"	15'-0" (1/2 bldg. height)
*Plate height		

Project Conformance- Local Codes and Policies

- **Parking**

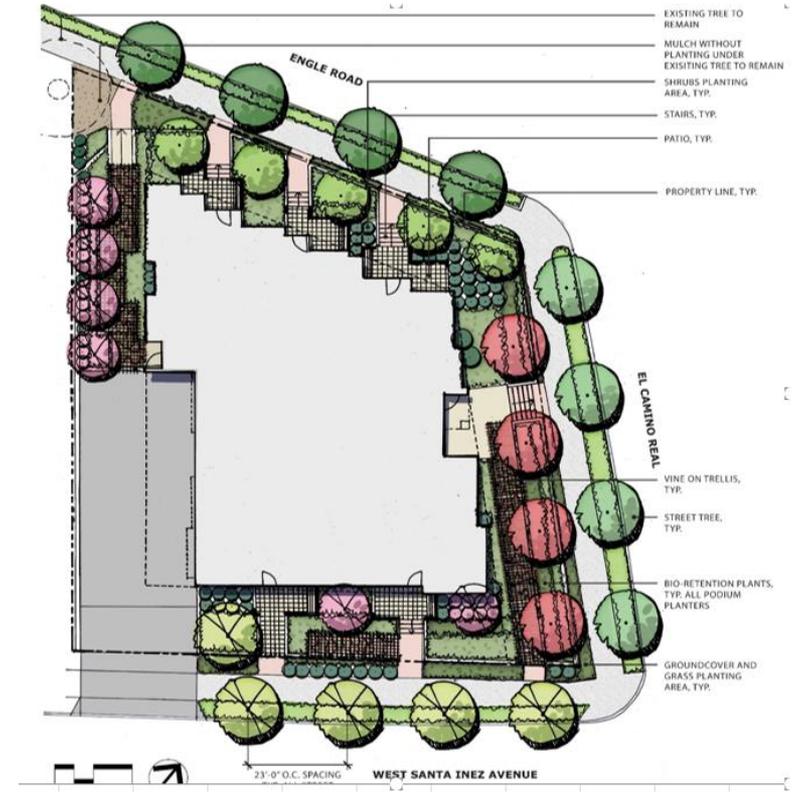
- Vehicle spaces
 - 21 required; 23 provided
 - 17 mechanical spaces
 - 4 single stalls
 - 2 guest stalls
- Bicycle spaces
 - 14 required; 19 provided



Project Conformance- Local Codes and Policies

• Tree Removal

- Remove 22 trees
- Replace 28 trees
 - 16 on property
 - 12 street trees (4 on each frontage)
- Voluntary tree protection for neighboring redwood tree



Project Conformance- Local Codes and Policies

- **Design Review**

- Reviewed by Larry Cannon of Cannon Design Group
 - Design recommendations
 - Housing Accountability Act - Limited to imposing only objective design standards
- Traditional and craftsman architectural style



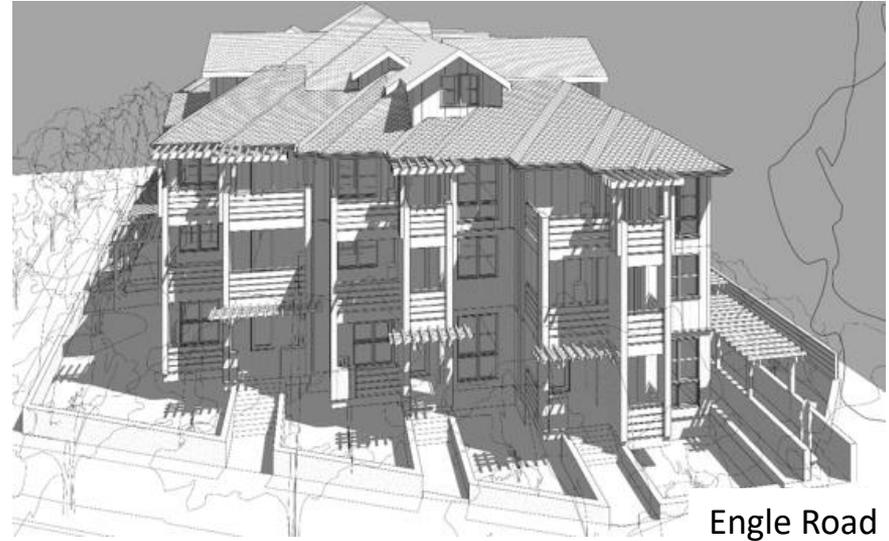
Elevations



West Santa Inez



Corner W. Santa Inez and ECR



Engle Road

Elevations

South (Santa Inez) Elevation



East (El Camino) Elevation



North (Engle) Elevation



West (Interior Side) Elevation



Public Comments

- Parking
- Traffic
- Tree Removal

California Environmental Quality Act (CEQA)

- Categorical Exemption
 - Class 32, Section 15332 “In-Fill Development Projects”
 - No significant impacts related to traffic, noise, air, and/or water quality with implementation of the recommended conditions of approval

Recommendation

Adopt a Resolution to vacate the February 5, 2018 City Council action denying the proposed condominium, and approve a:

- CEQA “In-Fill” Categorical Exemption based on the Findings and Conditions of Approval; and,
- Site Plan and Architectural Review, Site Development Planning Application, and Vesting Tentative Map for a new 10-unit condominium building.

Thank You

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