



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

February 7, 2022

Laura Richstone

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

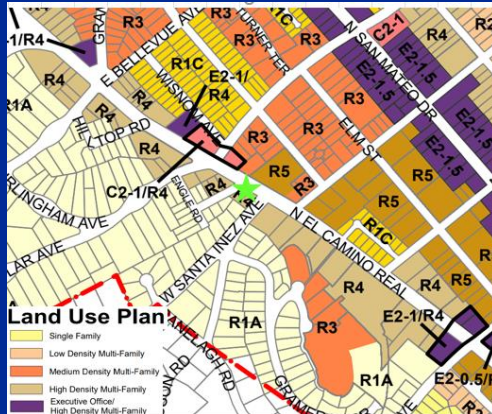
# Project Description

- 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		

- **Parking**

- Vehicle spaces

- 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



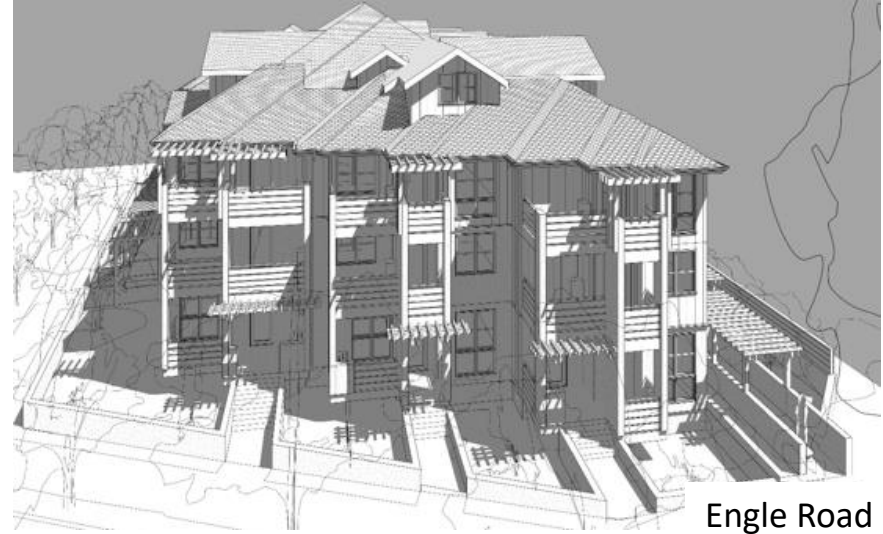
# Elevations



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

Laura Richstone

Associate Planner, Community Development

[LRichstone@cityofsanmateo.org](mailto:LRichstone@cityofsanmateo.org)

(650) 522-7205