



Planning Commission Study Session

2164 Palm Avenue Pre-Application (PA-2021-062)

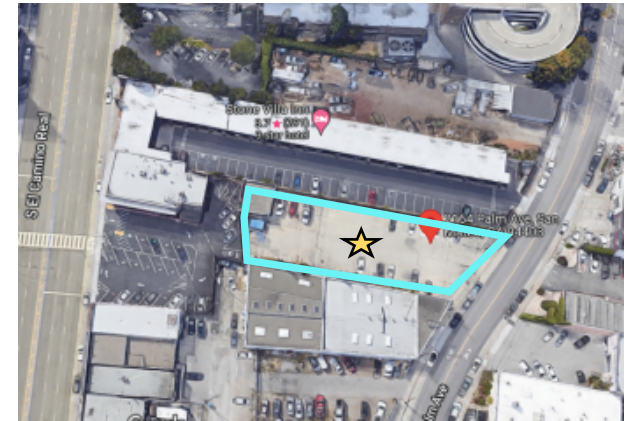
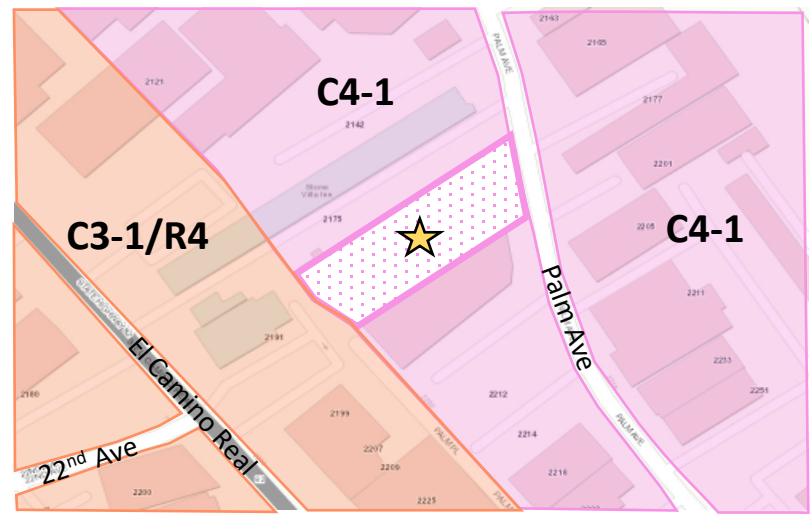
March 22, 2022

Laura Richstone

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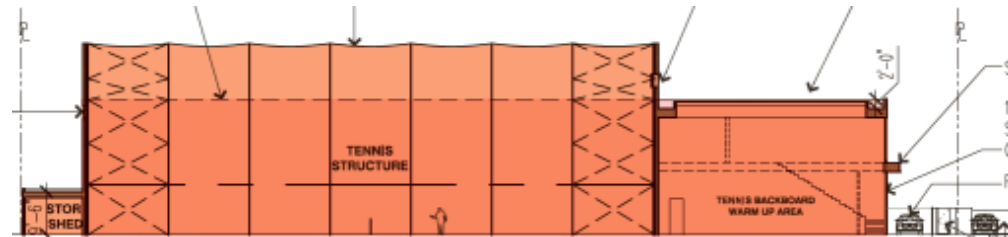
PROJECT SITE

- 1 parcel / 0.34 acres
- Existing vacant parking lot
- C4-1 (Service Commercial)
- Surrounding Uses:
 - Palm Ave. – Service Commercial (1-2 stories)
 - El Camino Real – Community Commercial (1-2 stories)



PROJECT DESCRIPTION

- New private indoor tennis court
 - 2-story; 14,673 square-feet (sq. ft.)
 - 1st floor – Clay tennis court, back-board, turf, lobby, and restroom
 - 2nd floor – clubhouse, restroom, mechanical and storage rooms
- On-site parking
 - 3 surface parking spaces



CODE AND POLICY REVIEW

- General Plan
- Zoning Code
- Bicycle Master Plan
- Pedestrian Master Plan

- Permits Required:
 - Special Use Permit (SUP)
 - Non-designated compatible use
 - Site Plan and Architectural Review (SPAR)
 - New building and site improvements
- Potential Conformance Issues:
 - Service Commercial District (C4-1)
 - Parking
 - Pedestrian and Bicycle Master Plans

CODE AND POLICY REVIEW

General Plan

- Service Commercial
 - Intent
 - Provide a broad range of city/regional commercial services and small manufacturing
 - Land Use Policy - LU 1.13
 - Promote retention of service commercial areas and prohibit residential uses in these districts
 - Questions to Consider:
 - Does the special use meet the intent/goals of the General Plan?

CODE AND POLICY REVIEW

Zoning

PRELIMINARY DATA SHEET		
	PROPOSED	MAXIMUM ALLOWED
Floor Area	0.97 (14,673 sq. ft.)	1.0 (14,990 sq. ft.)
BLDG. HEIGHT ¹	30'-0"	30'-0"
	PROPOSED	MINIMUM REQUIRED
SETBACKS		
Front:	0 – 36'-0"	0'-0"
Left Side:	0'-0"	0'-0"
Right Side:	0'-0"	0'-0"
Rear:	0 – 13'-3"	0'-0"
PARKING TYPES		
Standard:	1	3 spaces per court plus spaces for additional uses on site. Approx. 3601 sq. ft. additional health studio/spa (i.e. gym) use on site would require 25 additional spaces. TOTAL: 28*
Compact	1	
Disabled:	1	
TOTAL PARKING:	3	
BICYCLE PARKING	None	2

*The applicant has elected to perform a site-specific parking generation study to determine parking demand for ancillary uses on site.

- Service Commercial (C4-1)

- District Goals

- Encourage continuation of commercial uses, accommodate manufacturing and service of city or regional importance

- Development Standards

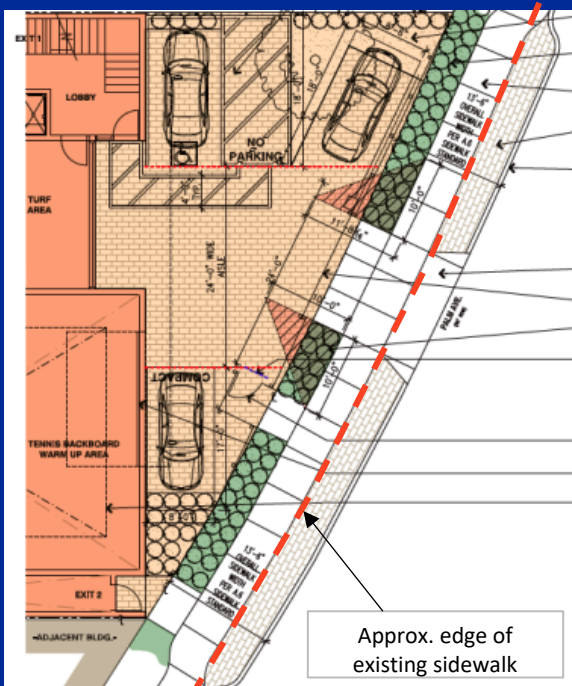
- FAR, setbacks, and height

- Parking

- Parking study to determine site specific demand
 - 3 surface off-street spaces proposed
- Potential conflict with parking lot configuration

CODE AND POLICY REVIEW

Master Plans



- Pedestrian Master Plan
 - 14 ft. sidewalk envisioned in Master Plan
 - 13 ft. 6 in. sidewalk proposed
- Bicycle Master Plan
 - Future bicycle lane along Palm Ave.
 - Potential conflict with sidewalk expansion into the right-of-way

DISCUSSION ITEMS

- | | |
|--------------------|--|
| 1. Proposed Use | 1. Is the use compatible? |
| 2. Site Plan | 2. Appropriate scale of development? |
| 3. Building Design | 3. Is the overall design and materials compatible with the area? |

1 –PROPOSED USE (PRIVATE TENNIS COURT)

- Special Use Permit Required (SUP)
 - Commercial Recreation permitted with SUP
 - Proposed use is not commercial but for private personal use
 - SUP Required for other non-designated compatible uses
- SUP Findings
 - Use is so similar to a designated allowed use as to be **“virtually identical in terms of impact and land use requirements”**.
 - Use will not adversely affect the general health or welfare of the community



1 –PROPOSED USE (PRIVATE TENNIS COURT)

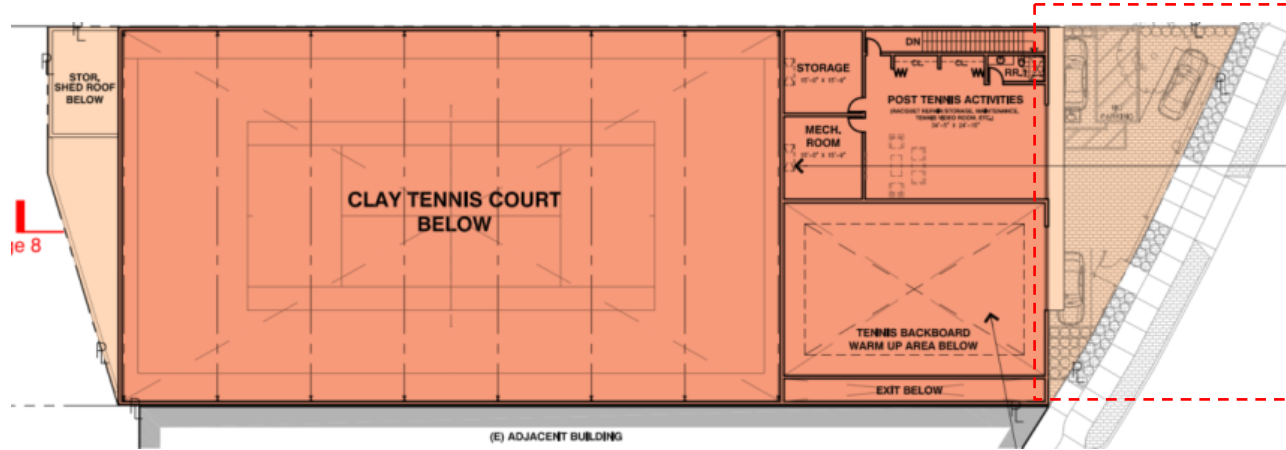
- Questions to Consider:
 - Does the use meet the intent of the General Plan and Zoning District?
 - Could the use be considered a compatible district use?
 - Does the Planning Commission have any preliminary concerns related to the SUP findings?



BUILDING SITE PLAN & DESIGN

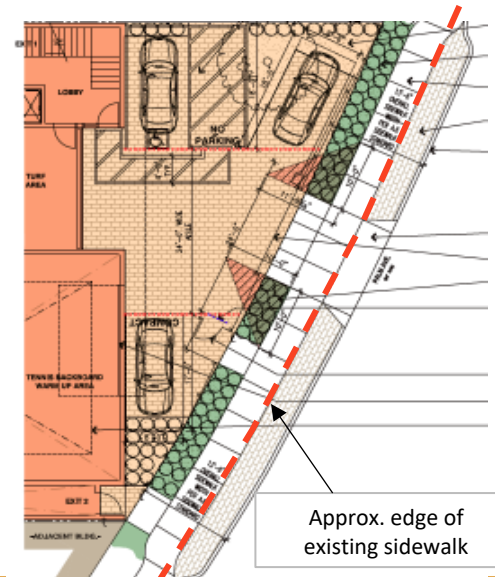
- Site Plan and Architectural Review (SPAR) Focused Findings:
 - Structures, site plan, and landscaping are in scale and harmonious with the neighborhood
 - The development meets all applicable standards and conforms with the General Plan

2 – BUILDING SITE PLAN



Site Plan

Parking Lot and Sidewalk Detail

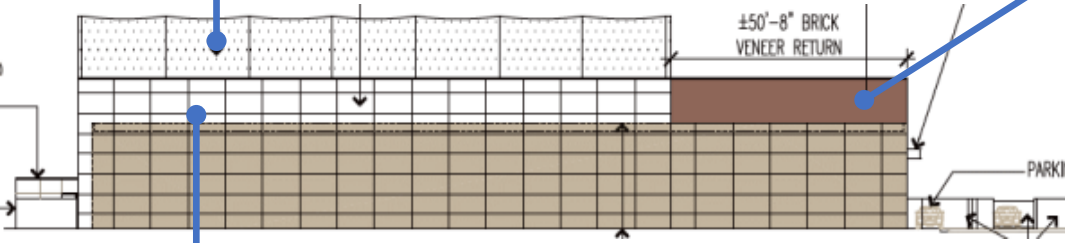
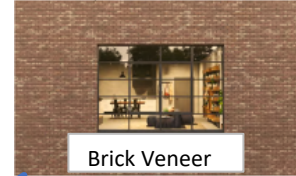


2 – BUILDING SITE PLAN

- Questions to Consider:
 - Does the building footprint and parking lot allow for improvements that meet the goals of the Pedestrian and Bicycle Master Plans?
 - Will there be adequate onsite parking and circulation in terms of parking lot usability and configuration?
 - Are any design modifications suggested?

3 – BUILDING DESIGN

Side Elevation



Fiber Cement Panel Siding



Front Elevation



3 – BUILDING DESIGN

- Questions to Consider:
 - Is the architectural design and materials compatible with the neighborhood? Any suggested modifications?
 - Would the project benefit from a third-party design review?

NEIGHBORHOOD MEETING

- Held on February 28, 2022
- 3 attendees
- 2 public comment letters
- Concerns raised:
 - Current condition/upkeep of the property
 - Lack of adequate parking
 - Use looks commercial rather than private

RECAP: QUESTIONS TO CONSIDER

- Use
 - Does the use meet the intent of the General Plan and Zoning District?
 - Could the use be considered a compatible district use?
 - Does the Planning Commission have any preliminary concerns related to the SUP findings?
- Building Design & Site Plan
 - Does the building footprint and site improvements meet the goals of the Pedestrian and Bicycle Master Plans?
 - Will there be adequate onsite parking and circulation in terms of parking lot usability and configuration?
 - Is the architectural design and materials compatible with the neighborhood? Any suggested modifications?

Thank You

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