



415 Fairfax Avenue

New Single-Family Residence
(PA-2021-066)

Planning Commission Public Hearing
July 12, 2022

Vinson Kwan, Assistant Planner
Community Development Department

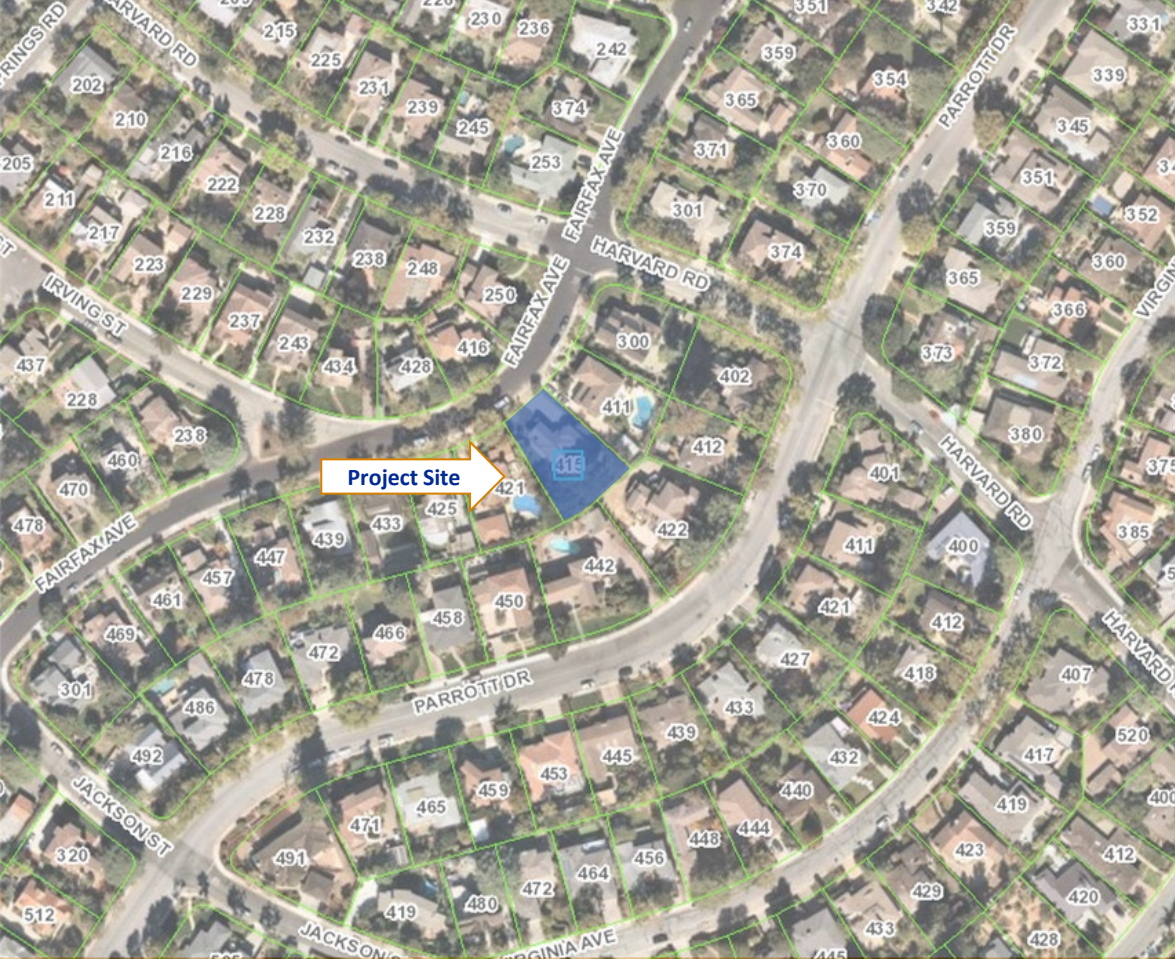


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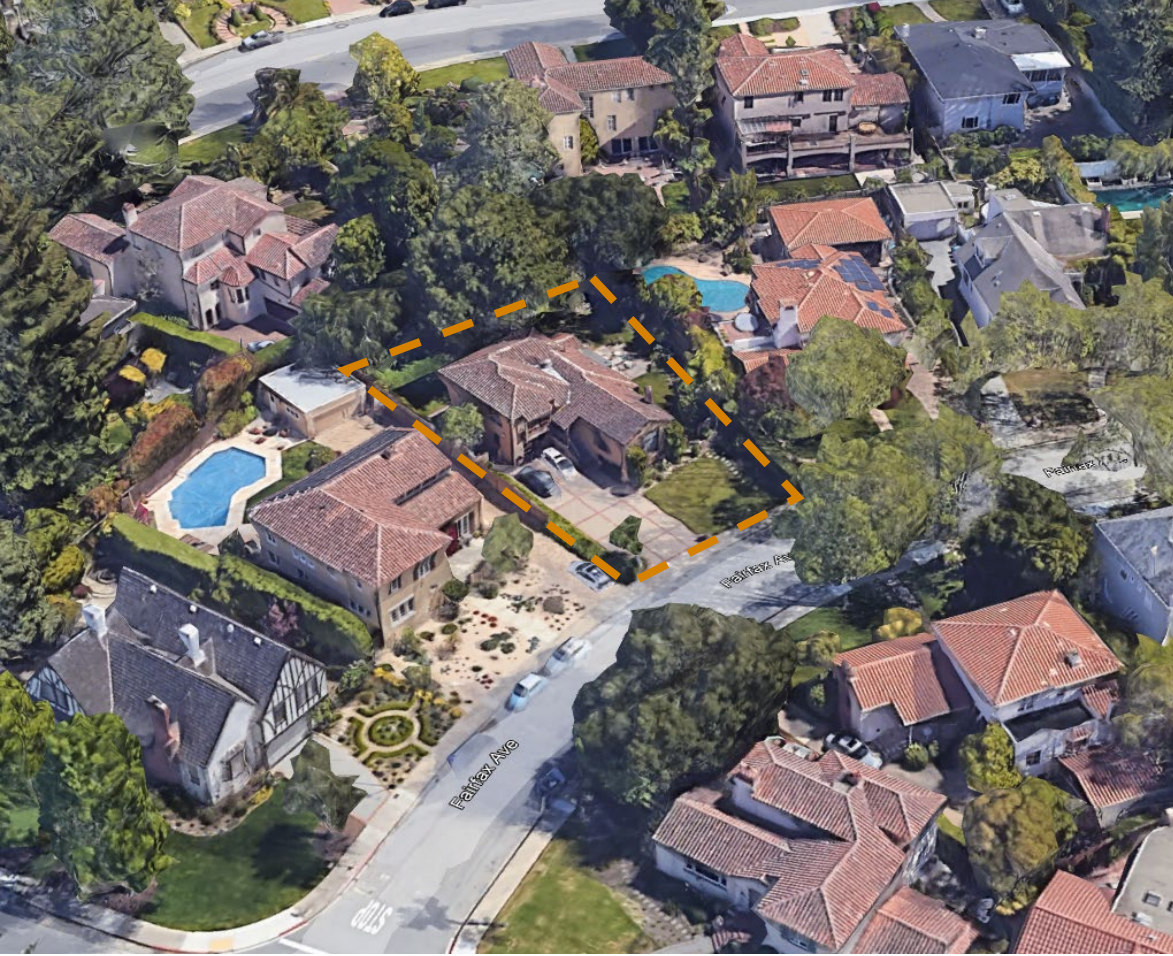
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PROJECT SITE

- 1 Parcel (10,558 sq. ft.)
- Existing Residence
 - 2,612 sq. ft.
 - Two-stories
 - Spanish Colonial Revival
- General Plan Land Use – Single Family
- Zoning District – R1-B



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PROJECT DESCRIPTION



Existing



Proposed



- CITY OF SAN MATEO

CODE AND POLICY REVIEW

General Plan and Zoning Code

Entitlements

Design Review

State Law

CODE AND POLICY REVIEW

General Plan and Zoning Code

Entitlements

Design Review

State Law

- General Plan Land Use – Single Family
- R1-B (One Family Dwellings)

	Proposed	Maximum
Floor Area Ratio	0.37*	0.37
Square Footage	3,910 sq. ft.*	3,911 sq. ft.
Building Height	27'-10 ½"	32'
Units	1 + ADU	1 + ADU + JADU

Setbacks	Proposed	Minimum
Front	21'-3 ¾"	15'
Front (Garage)	20'	20'
Left Side	5'	5'
Right Side	5'	5'
Rear	40'-9 ¼"	15'

*Floor Area Ratio and Square Footage exclude ADU sq. ft. per Zoning Code

CODE AND POLICY REVIEW

General Plan and Zoning Code

Entitlements

Design Review

State Law

- **Special Use Permit (SUP)**
 - Substantial removal of existing residence
 - Demolition of 50% or more of exterior walls and/or roof
- **Single Family Dwelling Design Review (SFDDR)**
 - For a proposed new single-family residence

CODE AND POLICY REVIEW

General Plan and Zoning Code

Entitlements

Design Review

State Law



Asphalt shingle
roof



Epic Vue
Windows



Beigewood Shiplap
Siding



Garage and trim
Oxford White



Ledgestone 10

CODE AND POLICY REVIEW

General Plan and Zoning Code

Entitlements

Design Review

State Law

- **Senate Bill 330 (SB330) Preliminary Application**
 - No more than five (5) public hearings
 - City cannot impose new ordinances, policies, and standards after the preliminary application is submitted
- **Housing Accountability Act (HAA)**
 - City cannot deny, reduce density of, or render housing development projects infeasible if objective standards are met

KEY ISSUES

Historic Analysis

Design Review

Protected Tree Removal

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Protected Tree Removal

Historic Analysis

- Historic Resource Evaluation – June 14, 2021
 - 1933 Spanish Revival
 - Not individually eligible
 - Baywood is not a fully documented historic district
 - Residence could be a potential contributor to a potential district
- 1989 Historic Building Survey and Office of Historic Preservation Letter (1990)
 - Identifies neighborhoods, including Baywood, may be register eligible
- April 18, 2022 – Neighborhood Historic Assessment
 - Incomplete survey
 - Does not identify boundary or contributors

KEY ISSUES

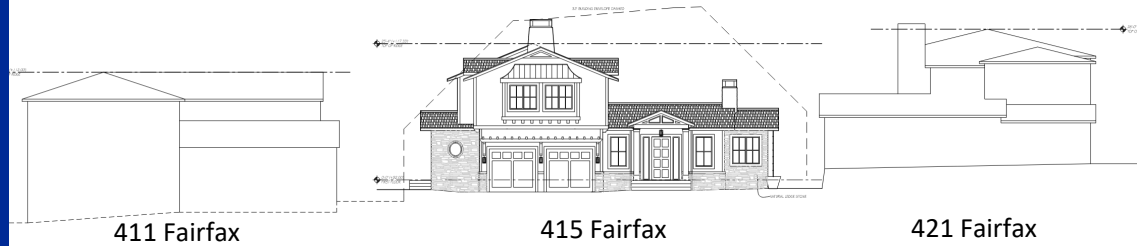
Historic Analysis

Design Review

Protected Tree Removal

Design Review

- Second-story placement
- Massing
- Building height



439 Fairfax Ave



300 Harvard Rd

KEY ISSUES

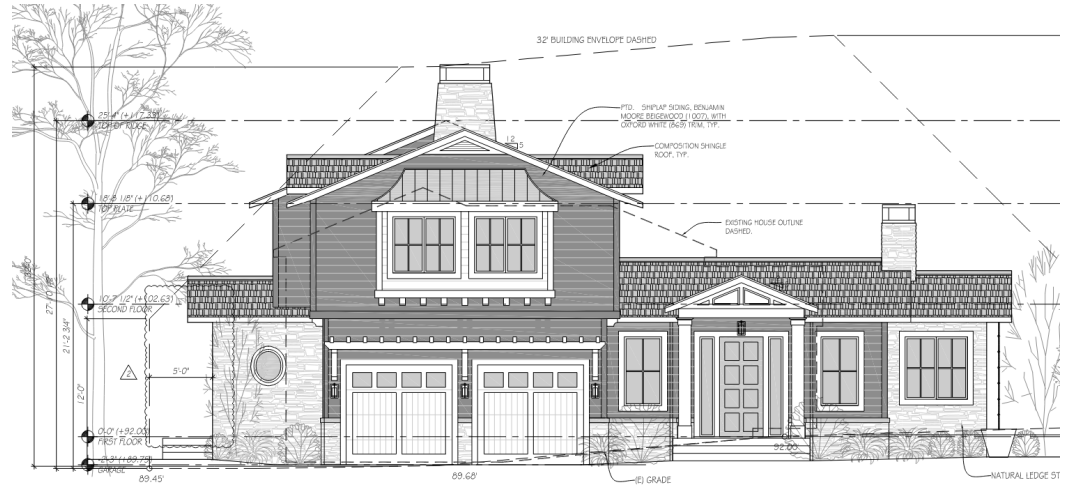
Historic Analysis

Design Review

Protected Tree Removal

Design Review

- Transitional Architecture



KEY ISSUES

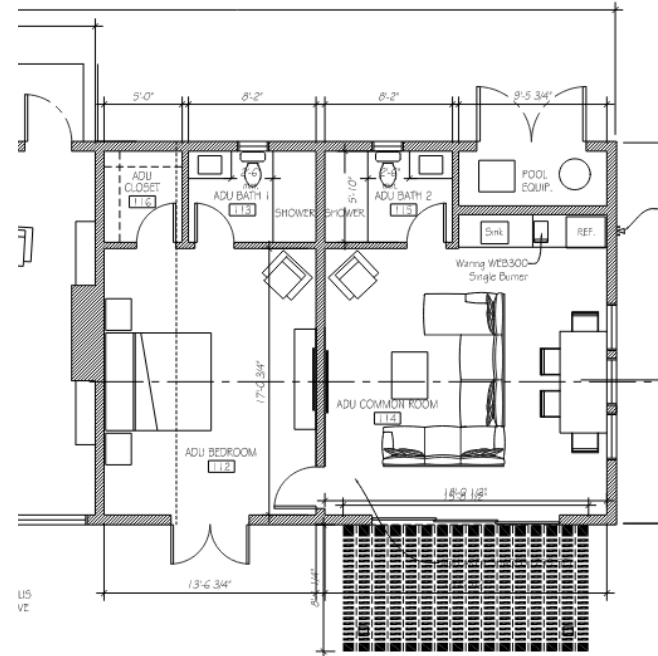
Historic Analysis

Design Review

Protected Tree Removal

Design Review

- Accessory Dwelling Unit
 - Attached
 - 798 sq. ft.

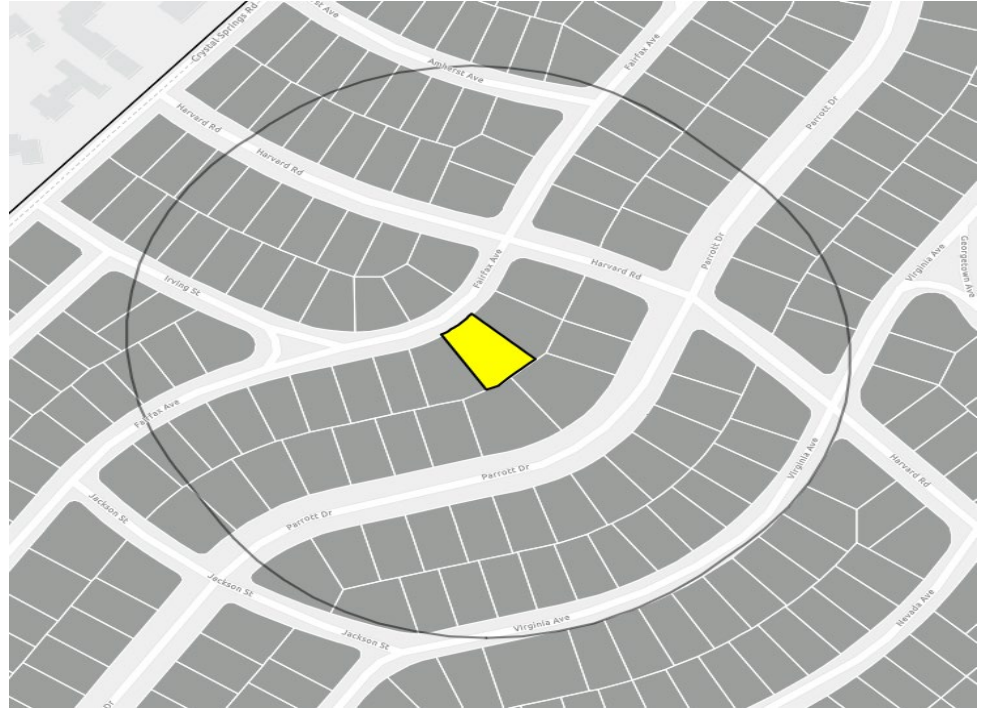


Protected Tree Removal

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PUBLIC COMMENTS

- Public Noticing
 - Addresses within 500 ft. radius and interested parties list
 - Placard
 - Newsletter
- Public Comments
 - Support comments
 - Meets code
 - Fits neighborhood
 - Opposing comments
 - Historic resource impacts
 - Design review
 - Protected tree removal
 - ADU size



ENVIRONMENTAL DETERMINATION

- California Environmental Quality Act (CEQA)
- Categorically exempt
 - Class 1 Section 15301(l)(1)
 - *Demolition and removal of one single-family residence*
 - Class 3 Section 15303(a)
 - *New construction of one single-family residence*

RECOMMENDATION

Adopt a Resolution to approve the Special Use Permit and Single-Family Dwelling Design Review for construction of a single-family residence, with an attached ADU at 415 Fairfax Avenue; and accept the Categorical Exemption from environmental review based on the Findings for Approval and subject to the Conditions of Approval.

Thank You

Vinson Kwan, Assistant Planner
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