



CITY OF SAN MATEO

City Hall
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Agenda Report

Agenda Number: {{item.number}}	Section Name: {{section.name}}	File ID: {{item.tracking_number}}
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TO: Planning Commission
FROM: Rendell Bustos, Acting Senior Planner
PREPARED BY: Community Development Department
MEETING DATE: July 14, 2020

SUBJECT:
Modification to 1650 S. Delaware St. Apartments (PA-2017-066)

RECOMMENDATION:

That the Planning Commission approve the modifications to PA-2017-066 1650 S. Delaware St. Apartments by making the following motions:

- A. Find the modification exempt from the California Environmental Quality Act (CEQA) as a Class 32 Section 15322 In-Fill Development Projects Categorical Exemption.
- B. Approve the Site Plan and Architectural Review Modification for construction of a revised roof design.

BACKGROUND:

1650 S. Delaware St. Apartments (PA-2017-066) was originally approved by the Planning Commission on August 14, 2018 by a vote of 5-0. The approved project consists of a five-story 73-unit residential apartment building on a 46,464 square-foot project site that most recently was occupied by AAA offices. The development, which is currently under construction, consists of a mission revival style building design. The administrative report reviewed by the Planning Commission for the August 14, 2018 Public Hearing is included as Attachment 1.

Proposed Modification

Recently, the applicant approached staff about a revision to the approved roof design. The proposed modification would alter the roof design along the southern elevation, which would allow the applicant to install additional solar photovoltaic panels. Roof plans, elevations, and renderings detailing the originally approved design and the proposed modification is included as Attachment 2. The project was originally approved with a mansard roof with seven cross gables along the southern elevation. This modification would continue the mansard roof design and remove three cross gables along the southern elevation to increase roof area on which solar panels could be installed. No changes to the overall building height, plateline height, or floor area are proposed. Staff also finds the modification consistent with the overall building design because it reduces the apparent mass and scale of the southern building face.

The adopted Conditions of Approval requires that staff determine whether the proposed modifications substantially conform to the approved application or whether a planning application modification is required. In evaluating the modification, the adopted Conditions of Approval, and relevant Municipal Code sections, staff received direction from the City Attorney's Office to present the revised design to the Planning Commission for approval. If approved, the applicant would file a Building Permit Revision with the City's Building Division to proceed with constructing the revised design.

ENVIRONMENTAL DETERMINATION:

On August 14, 2018, the Planning Commission adopted a Categorical Exemption pursuant to California Environmental Quality Act Guidelines, Section 15332 (In-Fill Development Projects).

A Categorical Exemption has been recommended for this modification, pursuant to CEQA Guidelines, Section 15332 (In-Fill Development Projects) because (a) the project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations, (b) the proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, (c) the project site has no value as habitat for endangered, rare or threatened species, (d) approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality, and (e) the site can be adequately served by all required utilities and public services.

NOTICE PROVIDED

In accordance with Government Code section 65091 and the City's Municipal Code noticing requirements, this item was noticed to the following parties ten days in advance of the Planning Commission meeting:

- Property owners, residential tenants and business tenants within 1,000 feet of the project site;
- The City's "900 List" which contains nearly 100 Homeowner Associations, Neighborhood Associations, local utilities, media, and other organizations interested in citywide planning projects;
- The interested parties list which includes interested individuals who contacted the City and requested to be added to the project notification list.

ATTACHMENTS

Att 1 – Administrative Report August 14, 2018

Att 2 – Reduced Project Plans

STAFF CONTACT

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