North Fair Oaks Community Council
San Mateo County Coordinated
Departmental Response

Date: April 8, 2014
NFOCC Meeting Date: April 24, 2014
Special Notice / Hearing: 300 ft., 10-day
Vote Required: Majority

To: Members, North Fair Oaks Community Council

From: Steven Rosen

Subject: PLN2014-00090 – Four-Lot Subdivision and Planned Unit Development Rezoning for Four Single-Family Houses at 91 Loyola Avenue, NFO

RECOMMENDATION:

Council to make recommendation for approval or denial of a Planned Unit Development rezoning and a four-lot subdivision to create for four detached single-family houses at 91 Loyola Avenue in the unincorporated North Fair Oaks area of San Mateo County.

BACKGROUND:

The applicants propose to divide the existing 18,745-square-foot (0.43-acre) parcel into four parcels, 4,531 square feet, 4,580 square feet, 4,792 square feet, and 4,842 square feet in size, and to develop each with a detached single-family dwelling. They also propose to rezone the site from R-2 (Two-Family Residential) to Planned Unit Development in order to allow lots smaller than 5,000 square feet in size, 100 feet in depth, and that do not directly access the street. The project includes the removal of three trees. The Planning Department held a pre-application meeting (project PLN2013-00488) on February 6, 2014, for which it sent notices to all owners of lots located within 300 feet of the project site. The Board of Supervisors will ultimately decide whether to approve or deny the proposal to rezone the site to allow the development.

DISCUSSION:

The North Fair Oaks Community Plan designation for the area, Multi-Family Residential, allows the development of 24-60 dwelling units per acre. The proposal is for 9.3 dwelling units per acre. Under the current zoning, R-2/S-50, the site could be divided into two lots and developed with two duplexes, resulting in four dwelling units. The proposal maintains the current zoning district's setback distances from the site's exterior lot lines.

FISCAL IMPACT:

None