



**COUNTY OF SAN MATEO**  
**Inter-Departmental Correspondence**  
**Planning and Building Department**



**DATE:** April 12, 2010  
**BOARD MEETING DATE:** April 27, 2010  
**SPECIAL NOTICE/HEARING:** 500 Feet  
**VOTE REQUIRED:** Majority

**TO:** Honorable Board of Supervisors

**FROM:** Jim Eggemeyer, Interim Director of Community Development 

**SUBJECT:** EXECUTIVE SUMMARY: Consideration of: (1) Certification of the Re-Circulated Draft EIR and the Final EIR; (2) Adoption of the ordinance to amend the County's non-coastal Resource Management (RM) District Regulations; (3) Adoption of the ordinance to rezone two portions of the project site; and (4) Approval of the proposed Lot Line Adjustment, Major Subdivision, RM Permit, and Grading Permit.

**RECOMMENDATION**

Consider the following actions: (1) Certify a Re-Circulated Draft and Final Environmental Impact Report for the proposed Highlands Estates Subdivision; (2) Adopt the ordinance to amend the County's non-coastal Resource Management (RM) Regulations in order to allow for reduced setbacks for residential projects in urban areas (San Mateo Highlands neighborhood, San Bruno Mountain Area, areas owned by Stanford University, the Los Trancos Woods Area, the Edgewood Park Area, and the San Bruno County Jail Area) that preserve open space; (3) Adopt the ordinance to rezone an approximately 27,000 sq. ft. portion of APN 041-101-290 from RM to an R-1/S-81 zoning designation; (4) Approve a Lot Line Adjustment between the two subject parcels to retain the number of existing legal parcels but to result in a new parcel configuration (Lot 10); (5) Adopt the ordinance to rezone a 2,178 sq. ft. area (formerly APN 041-072-030) from R-1/S-8 to RM; (6) Approve a Major Subdivision of a 96.56-acre area to create ten residential parcels (Lots 1 through 9 and Lot 11), and a remainder parcel as per Section 6318 of the Zoning Regulations; (7) Approve a Resource Management Permit to subdivide and develop nine lots, including granting two bonus density credits and an approval of a setback reduction as per the proposed Zoning Text Amendment; and (8) Approve a Grading Permit to perform approximately 6,700 cubic yards of cut and approximately 7,600 cubic yards of fill, subject to the required findings and conditions of approval listed in Attachments A and B of the staff report.

## **BACKGROUND**

The applicant, Chamberlain Group, proposes a Rezoning, a Lot Line Adjustment, a Major Subdivision, and a Grading Permit for the creation and development of eleven residential lots on two contiguous parcels, located in the unincorporated San Mateo Highlands area of San Mateo County. APN 041-101-290 is approximately 96.92 net acres and is zoned Single-Family Residential (R-1/S-81) for a 9,000 sq. ft. portion and Resource Management (RM) for the remaining area of the parcel. APN 041-072-030 is 2,178 sq. ft. and is zoned Single-Family Residential (R-1/S-8). Areas not proposed for development (93.39 acres) will be restricted to open space uses through a conservation easement.

Also, the County proposes a Zoning Text Amendment to modify the County's non-coastal RM District Regulations to allow for reduced setbacks for residential projects in urban areas that preserve open space.

On February 10, 2010, the Planning Commission recommended that the Board of Supervisors certify the Draft Environmental Impact Report (DEIR) and Final Environmental Impact Report (FEIR), adopt the ordinance to amend the Resource Management (RM) Zoning District Regulations, and approve the proposed project, with a minor modification to an environmental review finding and the following revisions to the conditions of approval: (1) to specify the location of the 22 required trees to improve project screening, (2) to require all residential parcels to comply with color, material and, lighting requirements (previously applied to RM-zoned parcels only), (3) to require architectural features to break up the appearance of "massing" on the rear facade of homes on Lots 9 through 11, and (4) to ensure access to existing utility easements.

Since the hearing, on April 2, 2010, County staff met with representatives of the neighborhood associations and community organizations. Based on this discussion, staff has made minor changes to the conditions of approval including revisions pertaining to fire-break requirements and adding a requirement to exclude "no-build" areas on Lots 8 and 11 from lot coverage calculations and setback measurements. The changes are consistent with the Planning Commission's recommendation and are shown in track changes in Attachment B of the staff report. In addition, County Counsel has made revisions to the draft conservation easement (Attachment S of the staff report) including clarification of permissible improvements to areas of the open space parcel.

## **DISCUSSION**

Environmental Review: A Re-Circulated Draft EIR (DEIR) was made available to the public on September 14, 2009. The 57-day public comment period ended on November 9, 2009. The Final EIR was made available to the public on January 4, 2010 and includes all comments on the Re-Circulated Draft EIR received during the public review period and response to comments.

County-Proposed Zoning Text Amendment: The County proposes an amendment to the County's non-coastal RM District Regulations that would allow for reduced setbacks for residential projects on 93 parcels located in the San Mateo Highlands neighborhood, San Bruno Mountain, areas owned by Stanford University, the Los Trancos Woods Area, the Edgewood Park Area, and in the San Bruno County Jail Area. Proposed criteria for a setback reduction require preservation of open space, project conformance to existing development in the immediate vicinity, minimization of grading, and compliance with development standards.

Lot Line Adjustment and Major Subdivision: The proposed Lot Line Adjustment would move 96.51 acres from APN 041-101-290 to APN 041-072-030, resulting in a 17,995 sq. ft. parcel (Lot 10) and a 96.56-acre parcel. The applicant proposes to subdivide the 96.56-acre parcel to create ten residential parcels (Lots 1 through 9 and Lot 11) and a remainder parcel.

Resource Management (RM) Permit: The proposed subdivision, grading and land disturbance, construction of residences, and tree removals on RM-zoned areas of the property require the issuance of an RM Permit. In compliance with Section 6317A, the applicant proposes a conservation easement over the 93.39-acre remainder parcel. While the applicant has expressed an intent to donate the land to a non-profit organization, donation of the land is not a County requirement for approval of the project.

Livable Communities 2025 Shared Vision: Project approval will result in the creation of eleven new parcels for single-family residential use to be located adjacent to existing residential development and accessible from existing roadways.

County Counsel has reviewed and approved the attached staff report and ordinances as to form and content.

**FISCAL IMPACT**

Nominal cost to Planning and Building Department to monitor compliance with conditions of approval for the project.

**RECOMMENDED**  
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**COUNTY MANAGER**

