



County of San Mateo

Planning & Building Department

455 County Center, 2nd Floor
Redwood City, California 94063
650/363-4161 Fax: 650/363-4849

Mail Drop PLN122
plngbldg@smcgov.org
www.co.sanmateo.ca.us/planning

February 19, 2014

Shahram Zomorodi
5636 Stevens Creek Blvd #376
Cupertino, CA 95014

Dear Mr. Zomorodi:

Subject: **LETTER OF RECOMMENDATION**
File Number: PLN2013-00221
Location: Various, throughout the Bayside
APN: Various, throughout the Bayside

On February 12, 2014, the San Mateo County Planning Commission considered an amendment to the Subdivision Ordinance, Section 7020.2.c., and certification of a Negative Declaration, to modify the lot dimension requirements by eliminating the minimum and maximum lot depth standards in areas outside of the Coastal Zone.

Subsection 2.c of Section 7020 currently reads:

The minimum width of each parcel shall conform to the requirements of the Zoning Regulations, but in no case shall be less than 50 feet, exclusive of rights-of-way or easements for road purposes. The minimum depth shall be as necessary to provide the minimum parcel size for the zoning district, but in no case shall be less than 100 feet, nor greater than three times the width, exclusive of rights-of-way or easements necessary for road purposes.

After consideration of testimony at the public hearing, the Planning Commission decided to recommend striking the minimum and **not** the maximum lot depth requirement for areas outside of the Coastal Zone. For areas outside of the Coastal Zone, Section 7020.2.c will read:

*For areas **outside** of the Coastal Zone, the minimum width of each parcel shall conform to the requirements of the Zoning Regulations, but in no case shall be less than 50 feet, exclusive of rights-of-way or easements for road purposes. The minimum depth shall be as necessary to provide the minimum parcel size for the zoning district, but in no case shall be greater than three times the width, exclusive of rights-of-way or easements necessary for road purposes.*

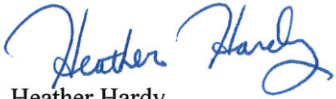
For areas within the Coastal Zone, Section 7020.2.c will continue to read:

*For areas **within** the Coastal Zone, the minimum width of each parcel shall conform to the requirements of the Zoning Regulations, but in no case shall be less than 50 feet, exclusive of rights-of-way or easements for road purposes. The minimum depth shall be as necessary to provide the minimum parcel size for the zoning district, but in no case shall be less than 100 feet, nor greater than three times the width, exclusive of rights-of-way or easements necessary for road purposes.*

Based on information provided by staff and evidence presented at the hearing, the Planning Commission recommended that the Board of Supervisors approve the proposed Subdivision Ordinance amendment and certified the Negative Declaration, adopting the required findings as identified in Attachment A.

Please direct any questions regarding this matter to Steven Rosen, Project Planner, at (650)363-1814 or Email: srosen@smcgov.org.

Sincerely,

A handwritten signature in blue ink that reads "Heather Hardy". The signature is fluid and cursive, with the first name "Heather" and last name "Hardy" clearly legible.

Heather Hardy
Planning Commission Secretary

cc: Department of Public Works
Building Inspection Section
Environmental Health Division
CALFIRE
County Assessor
Lennie Roberts
Janet Davis
Martin Casado
J.R. Rodine
Ginger Holt
Michael Kubiak

County of San Mateo
Planning and Building Department

FINDINGS

Permit or Project File Number: PLN 2013-00221

Hearing Date: February 12, 2014

Prepared By: Steven Rosen
Planning Staff

Adopted By: Planning Commission

FINDINGS TO THE BOARD OF SUPERVISORS

Regarding the Negative Declaration, Found:

1. That the Board of Supervisors does hereby find that this Negative Declaration reflects the independent judgment of San Mateo County.
2. That the Negative Declaration is complete, correct, and adequate and prepared in accordance with the California Environmental Quality Act (CEQA) and applicable State and County Guidelines.
3. That, on the basis of the Initial Study, comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project will have a significant effect on the environment.

Regarding the Subdivision Ordinance Amendment, Found:

4. That the proposed Subdivision Ordinance amendment will conform to the General Plan Land Use designations in that the proposal will not create the potential for any unincorporated community or neighborhood to exceed the maximum density for its designation.
5. That the proposed Subdivision Ordinance amendment will enact policies of the Visual Quality, Urban Land Use, and Housing Elements of the County Master Plan (i.e., 1986 General Plan) in that: (1) It will allow more flexibility in the division of lots to create attractive building sites that are harmonious with existing development; (2) It will eliminate a requirement that hinders the development of the unincorporated areas of the County to the density envisioned in the Land Use Element; and (3) It will increase the supply of housing in the unincorporated areas of the County.