



COUNTY OF SAN MATEO
Inter-Departmental Correspondence

PLANNING AND BUILDING DEPARTMENT

DATE: May 7, 2007
BOARD MEETING DATE: May 22, 2007
SPECIAL NOTICE/HEARING: 10-day; 500 feet
VOTE REQUIRED: Majority

TO: Honorable Board of Supervisors

FROM: Lisa Grote, Director of Community Development 157

SUBJECT: EXECUTIVE SUMMARY: A Zoning Map Amendment to establish a single zoning designation of R-1/S-10 for a parcel located at 76 Old Spanish Trail in the unincorporated Los Trancos Woods/Vista Verde area of San Mateo County.

RECOMMENDATION

Approve by resolution the zoning map amendment establishing a single zoning designation of R-1/S-10 for a parcel located at 76 Old Spanish Trail in the unincorporated Los Trancos Woods/Vista Verde area of San Mateo County.

VISION ALIGNMENT

Commitment/Goal: The vision includes a commitment to be a responsive, effective and collaborative government, wherein, as part of the goals of this vision, decisions are based on careful consideration of future impact, rather than temporary relief or immediate gain. The zoning map amendment, if approved by the Board of Supervisors, will achieve this goal by establishing a single zoning district designation for the subject parcel, ensuring potential future responsible development in the area.

BACKGROUND

Proposal: The applicant is requesting approval to amend the zoning map, adjusting a zoning district boundary to establish a single zoning designation of R-1/S-10, for an existing 20,038 sq. ft. parcel, located at 76 old Spanish Trail in the unincorporated Los

Trancos Woods/Vista Verde area of San Mateo County. Currently, the parcel is bisected by both the R-E/S-11 and R-1/S-10 zoning districts.

Planning Commission Action: On January 10, 2007, based on information provided by staff and evidence presented at the public hearing, the Planning Commission adopted a resolution recommending to the Board of Supervisors that they approve the zoning map amendment, make the required findings and adopt conditions of approval listed in Attachment A of this staff report.

DISCUSSION

The proposed zoning map amendment, as conditioned, complies with the applicable County General Plan policies, and the R-1/S-10 zoning regulations. As previously stated, the Planning Commission has reviewed the proposal and is recommending that the Board of Supervisors approve the zone change.

FISCAL IMPACT

The future impact of the zoning map amendment would translate to potential responsible development that would be subject to a single zoning set of standards. Potential future new development would increase the County's tax revenue resulting from property value appreciation.

LG:DPA:fc – DPAR0476_WFU.DOC



COUNTY OF SAN MATEO
Inter-Departmental Correspondence

PLANNING AND BUILDING DEPARTMENT

DATE: May 7, 2007
BOARD MEETING DATE: May 22, 2007
SPECIAL NOTICE/HEARING: 10-day; 500 feet
VOTE REQUIRED: Majority

TO: Honorable Board of Supervisors

FROM: Lisa Grote, Director of Community Development

SUBJECT: Consideration of a zoning map amendment, pursuant to Section 6550 of the San Mateo County Zoning Regulations, to adjust a zoning district boundary that bisects an existing 20,038 sq. ft. parcel into two zoning districts, R-E/S-11 and R-1/S-10. The proposed rezoning would realign the zoning district boundary to establish a single zoning designation of R-1/S-10 (Single-Family Residential) for the entire parcel, located at 76 Old Spanish Trail in the unincorporated Los Trancos Woods/Vista Verde area of San Mateo County.

County File Number: PLN 2006-00288 (Koerner)

RECOMMENDATION

Approve by resolution the zoning map amendment establishing a single zoning designation of R-1/S-10 for a parcel located at 76 Old Spanish Trail in the unincorporated Los Trancos Woods/Vista Verde area of San Mateo County, by making the recommended findings subject to the conditions of approval listed in Attachment A.

VISION ALIGNMENT

Commitment/Goal: The vision includes a commitment to be a responsive, effective and collaborative government, wherein, as part of the goals of this vision, decisions are based on careful consideration of future impact, rather than temporary relief or immediate gain. The zoning map amendment, if approved by the Board of Supervisors, will achieve this goal by establishing a single zoning district designation for the subject parcel, ensuring potential future responsible development in the area.

BACKGROUND

Proposal: The applicant is requesting approval to amend the zoning map, adjusting a zoning district boundary to establish a single zoning designation of R-1/S-10, for an existing 20,038 sq. ft. parcel, located at 76 Old Spanish Trail in the unincorporated Los Trancos Woods/Vista Verde area of San Mateo County. Currently, the parcel is bisected by both the R-E/S-11 and R-1/S-10 zoning districts.

Planning Commission Action: On January 10, 2007, based on information provided by staff and evidence presented at the public hearing, the Planning Commission adopted a resolution recommending to the Board of Supervisors that they approve the zoning map amendment, make the required findings and adopt conditions of approval listed in Attachment A of this staff report.

Report Prepared By: Dennis P. Aguirre, Project Planner, Telephone 650/363-1852

Report Reviewed By: Lisa Aozasa, Senior Planner, Telephone 650/363-4852

Applicant: William Carl Koerner

Location: 76 Old Spanish Trail, Los Trancos Woods

APN: 080-050-310

Parcel Size: 20,038 sq. ft.

Zoning: R-E/S-11 and R-1/S-10 (Residential Estate and Single-Family Residential)

General Plan Designation: Low Density Residential (0.3-2.3 dwelling units/acre)

Sphere-of-Influence: Portola Valley

Existing Land Use: Single-Family Residential

Flood Zone: Zone C (Areas of Minimal Flooding), Community Panel Number 060311 0250 B; effective date July 5, 1984.

Environmental Evaluation: Exempt pursuant to Section 15061(2) of the California Environmental Quality Act (CEQA) which states that the activity, which in this case is the amendment to the zoning map, is covered by the general rule specifying that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

Setting: The subject parcel is located at 76 Old Spanish Trail in the unincorporated Los Trancos Woods/Vista Verde area of San Mateo County. The predominant characteristic of the area is the hilly terrain and winding roads that access single-family structures on large lots. The parcel is developed with a dilapidated structure that appears prime for demolition to accommodate future on-site development. A covered carport, also in a state of disrepair, serves as the parking area for the parcel, and is accessed from Old Spanish Trail Road. Adjacent neighbors are located north and south of the site and are visually buffered by mature vegetation throughout the entire site.

Chronology:

<u>Date</u>	<u>Action</u>
January 8, 1973	- A lot line adjustment is conditionally approved subject to certain conditions of approval, one of which is to align the parcel's property lines to the R-1/S-10 zoning boundaries.
November 8, 1977	- The lot line adjustment is granted final approval. A corresponding rezoning application to adjust the zoning boundaries to realign with the revised property lines was dropped.
April 27, 2006	- Planning staff facilitates a neighborhood public workshop, pursuant to Section 6415 of the San Mateo County Zoning Regulations requiring such action for major applications (including all rezoning requests) to allow neighbors and other interested parties to provide the applicant relevant input prior to final project submittal. Support for the rezone was expressed at the workshop.
June 12, 2006	- Planning staff receives rezoning application.
January 10, 2007	- Planning Commission public hearing to consider the applicant's request and recommend approval to the Board of Supervisors regarding the zoning map amendment.
May 22, 2007	- Board of Supervisors public hearing to consider approval of said amendment.

DISCUSSION

A. KEY ISSUES

1. Conformance and Consistency with General Plan

The General Plan designation of the entire parcel, Low Density Residential, is consistent with both the R-E/S-11 and R-1/S-10 zoning districts. Both districts allow single-family development at a maximum density of 0.3-2.2 dwelling units per net acre, consistent with the Low Density Residential designation. As such, no General Plan amendment is required by the proposed rezoning.

General Plan

Visual Quality Policy 4.14(a) specifically addresses the requirement to regulate development to promote and enhance good design, site relationships and other aesthetic considerations. The proposal to establish a single zoning district for this parcel, if approved, will further comply with this policy since future development will not be subject to inconsistent zoning development standards.

Urban Design Concept Policy 4.35 (*Urban Area Design Concept*) requires new development to maintain and, where possible, improve upon the appearance and visual character of development in urban areas, and ensure that new development in urban areas is designed and constructed to contribute to the orderly and harmonious development of the locality. The establishment of a single zoning district for the subject parcel will ensure that future development will not be hindered by the requirement to comply with two zoning standards simultaneously, as currently in place.

Urban Land Use Policy 8.34 (*Zoning Regulations*) ensures that development is consistent with land use designations, by continuing to use zoning districts that regulate development by applying specific standards. In this case, compliance with this policy is achieved with the establishment of a single specific zone, R-1/S-10 to the subject parcel.

Urban Land Policy 8.35 (*Uses*) allows uses in zoning districts that are consistent with the overall land use designation. As mentioned previously, the proposed R-1/S-10 zoning district is consistent with the current General Plan Land Use Designation of Low Density Residential.

Urban Land Use Policy 8.36 (*Density*) regulates the maximum allowable densities in zoning districts in order to: (1) ensure a level of development that is consistent with the land use designations, (2) plan for the efficient provision of public facilities, services, and infrastructure, and (3) minimize exposure to natural and manmade hazards. The establishment of a single set of

development standards will simplify compliance with these policies for any future projects on the subject parcel.

2. Zoning Compliance

On April 27, 2006, and pursuant to Section 6415 of the San Mateo County Zoning Regulations, a public workshop was facilitated and completed by staff to provide information to and receive feedback from neighbors located within five hundred (500) feet of the subject parcel in connection with the proposed rezoning application. Three neighbors, namely James Dinwiddie, Walter Greenleaf and Phil Umholtz, participated in this workshop.

The overall response provided to staff from the participants indicated support for the proposed request to amend the zoning map.

In summary, the workshop's outcome indicated the need for the rezoning to facilitate optimum compliance with development standards for future development on the subject parcel.

3. Development Standards Comparison

The following table is a comparative analysis of the existing development standards that currently govern the subject parcel under the R-E/S-11 and R-1/S-10 zoning districts:

	R-E/S-11 Standards	R-1/S-10 Standards
Minimum Building Site	1-5 acres*	20,000 sq. ft.
Front Setback (minimum)	50 feet	20 feet
Rear Setback (minimum)	20 feet	20 feet
Side Setback (minimum)	20 feet	10 feet
Maximum Building Height	36 feet	36 feet
Maximum Lot Coverage	15%	25%
Minimum Lot Width	100 feet	75 feet
*The minimum parcel size is further detailed based on parcel slope, pursuant to Section 6300 of the County Zoning Regulations.		

The majority of the subject parcel is zoned R-1/S-10. Only a small portion at the southern edge is zoned R-E/S-11. The existing 20,038 sq. ft. parcel conforms with the R-1/S-10 minimum required building site area.

The surrounding zones within the immediate vicinity of the subject parcel are R-E/S-11, R-1/S-10 and R-1/S-8. The R-E/S-11 zone is located south of the subject site while the R-1/S-10 and R-1/S-8 zones are located north of the site. The majority of the subject parcel is located at the boundary between the R-E/S-11 zoning district and the R-1/S-10/S-8 zoning districts (see Attachment E).

The R-1/S-10 zoning district is, therefore, the appropriate choice so that future development projects can conform to the required zoning standards.

4. Environmental Review

The project is exempt pursuant to Section 15061(2) of the California Environmental Quality Act (CEQA), which states that the action to amend the zoning map is covered by the general rule specifying that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

The proposal to establish a single zoning designation for the subject parcel poses no potential significant environmental impacts, since there is no potential change in the type or intensity of future development allowed.

5. Review by Other Agencies

Neither comments nor recommended conditions of approval were received from the agencies enumerated at the end of this staff report.

B. REQUIRED FINDINGS

Pursuant to Section 6500 of the San Mateo County Zoning Regulations, staff and Planning Commission recommend that the proposed amendment is required for public safety, convenience and general welfare elaborated as follows:

- The current split zoning on-site creates a situation that makes it impossible for a property owner to comply with the requirement of both zoning districts simultaneously. In addition, the majority of the subject parcel is zoned R-1/S-10 and it meets all R-1/S-10 requirements. It is impossible for the parcel to meet the minimum lot size of 1-5 acres in the R-E/S-11 zoning district.
- The property's value is maintained according to the prevailing market conditions resulting from the potential development of the parcel subject to the single R-1/S-10 zoning standards.

- Surrounding parcels in the R-E/S-11 and R-1/S-10 zones will benefit as a result of consistent development standards imposed on construction of any new structures on-site.
- Project precedent is established for other neighboring owners that have similar parcel zoning inconsistencies.
- The proposed rezoning allows a less complicated development process governed by consistent standards.

C. REVIEWING AGENCIES

Building Inspection Section
 Department of Public Works
 Environmental Health Division
 Woodside Fire Protection District
 Los Trancos Community Association
 Los Trancos Water District

FISCAL IMPACT

The future impact of the zoning map amendment would translate to potential responsible development that would be subject to a single zoning set of standards. Potential future new development would increase the County's tax revenue resulting from property value appreciation.

ATTACHMENTS

- A. Recommended Findings and Condition of Approval
- B. Location Map
- C. Existing and Proposed Zoning Map Plans
- D. Proposed Resolution
- E. Map of Surrounding Zones
- F. Letter of Recommendation by Planning Commission dated January 16, 2007

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COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

RECOMMENDED FINDINGS AND CONDITION OF APPROVAL

Permit File Number: PLN 2006-00288

Board Meeting Date: May 22, 2007

Prepared By: Dennis P. Aguirre, Project
Planner

For Adoption By: Board of Supervisors

RECOMMENDED FINDINGS

For the Zoning Map Amendment, Find:

1. That adopting the resolution to amend the San Mateo County Zoning Map, adjusting a zoning district boundary to establish a single zoning designation of R-1/S-10, for an existing 20,038 sq. ft. parcel, located at 76 Old Spanish Trail in the unincorporated Los Trancos Woods/Vista Verde area of San Mateo County, as shown on the map referenced as Attachment C included in this staff report, is based on the finding, pursuant to Section 6550 of the San Mateo County Zoning Regulations, that the proposed amendment is required for public safety, convenience and general welfare elaborated as follows:
 - The current split zoning on-site creates a situation that makes it impossible for a property owner to comply with the requirement of both zoning districts simultaneously. In addition, the majority of the subject parcel is zoned R-1/S-10 and it meets all R-1/S-10 requirements. It is impossible for the parcel to meet the minimum lot size of 1-5 acres in the R-E/S-11 zoning district.
 - The property's value is maintained according to the prevailing market conditions resulting from the potential development of the parcel being subject to the single R-1/S-10 zoning standards.
 - Surrounding parcels in the R-E/S-11 and R-1/S-10 zones will benefit as a result of consistent development standards imposed on construction of any new structures on-site.
 - Project precedent is established for other neighboring owners that have similar parcel zoning inconsistencies.
 - The proposed rezoning allows for a less complicated development process governed by consistent standards.

For the Environmental Review, Find:

2. That the proposed action is exempt from review under CEQA pursuant to Section 15061(2) which states that an action covered by the general rule specifying that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

The proposal to establish a single zoning designation for the subject parcel poses no potential significant environmental impacts, since there is no potential change in the type or intensity of future development allowed.

RECOMMENDED CONDITION OF APPROVAL

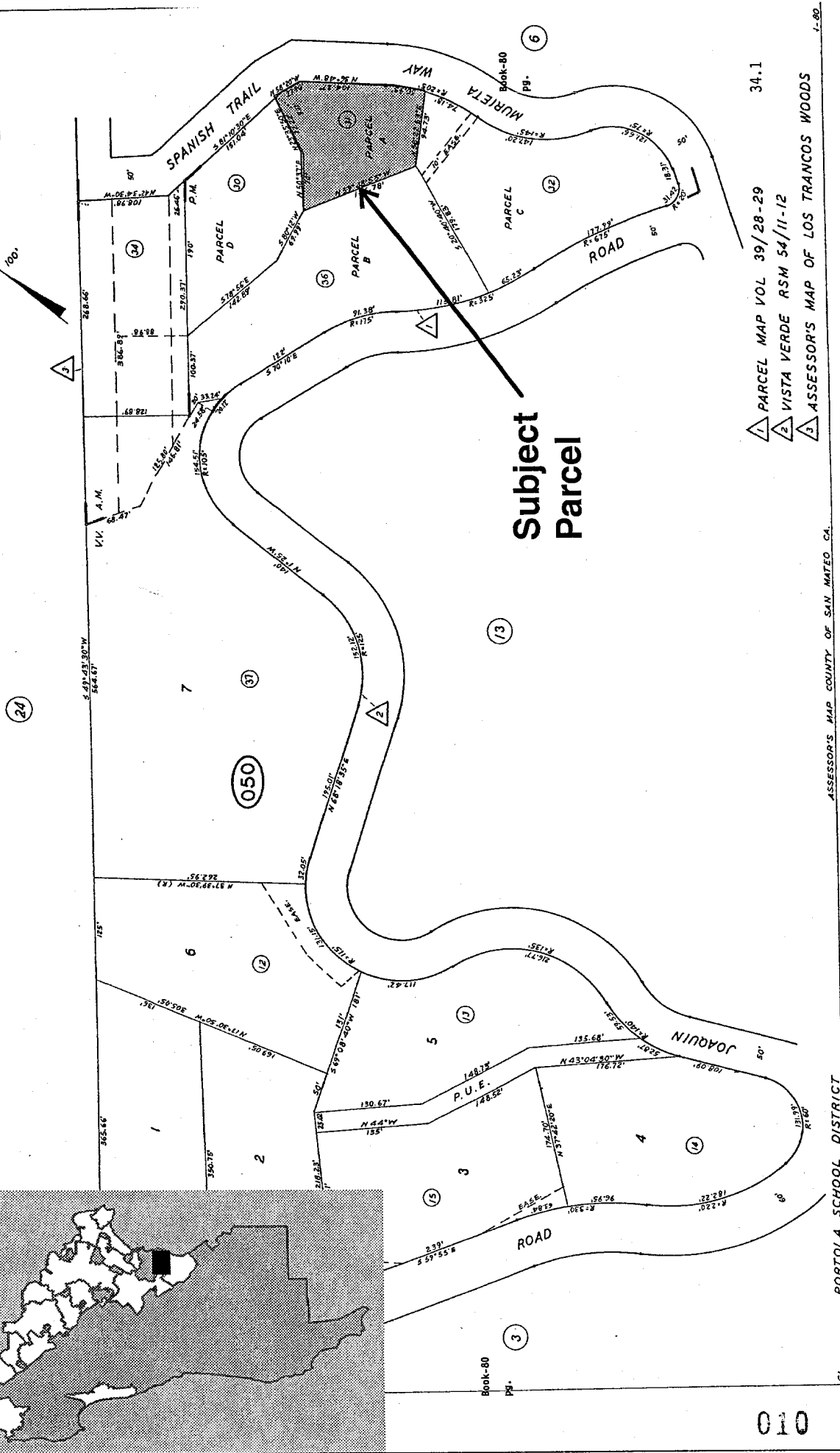
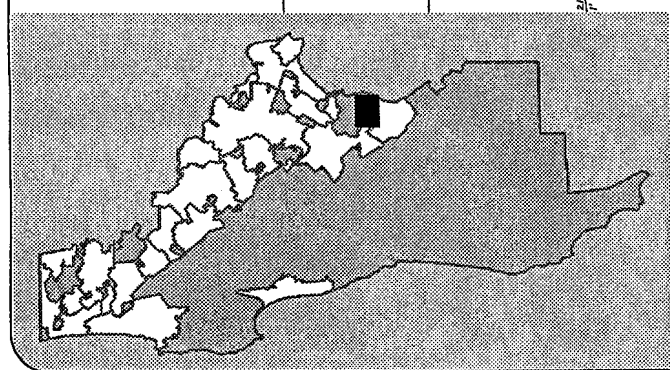
Planning and Building Department

1. Any proposed future development projects on the subject parcel shall conform to the R-1/S-10 zoning district standards, including, but not limited to application and design requirements.

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Location Map

80-5



Subject Parcel

- △ PARCEL MAP VOL 39/28-29 34.1
- △ VISTA VERDE RSM 54/11-12
- △ ASSESSOR'S MAP OF LOS TRANCOS WOODS

ASSESSOR'S MAP COUNTY OF SAN MATEO, CA.

PORTOLA SCHOOL DISTRICT

San Mateo County Board of Supervisors Meeting

Applicant: **William Koerner**

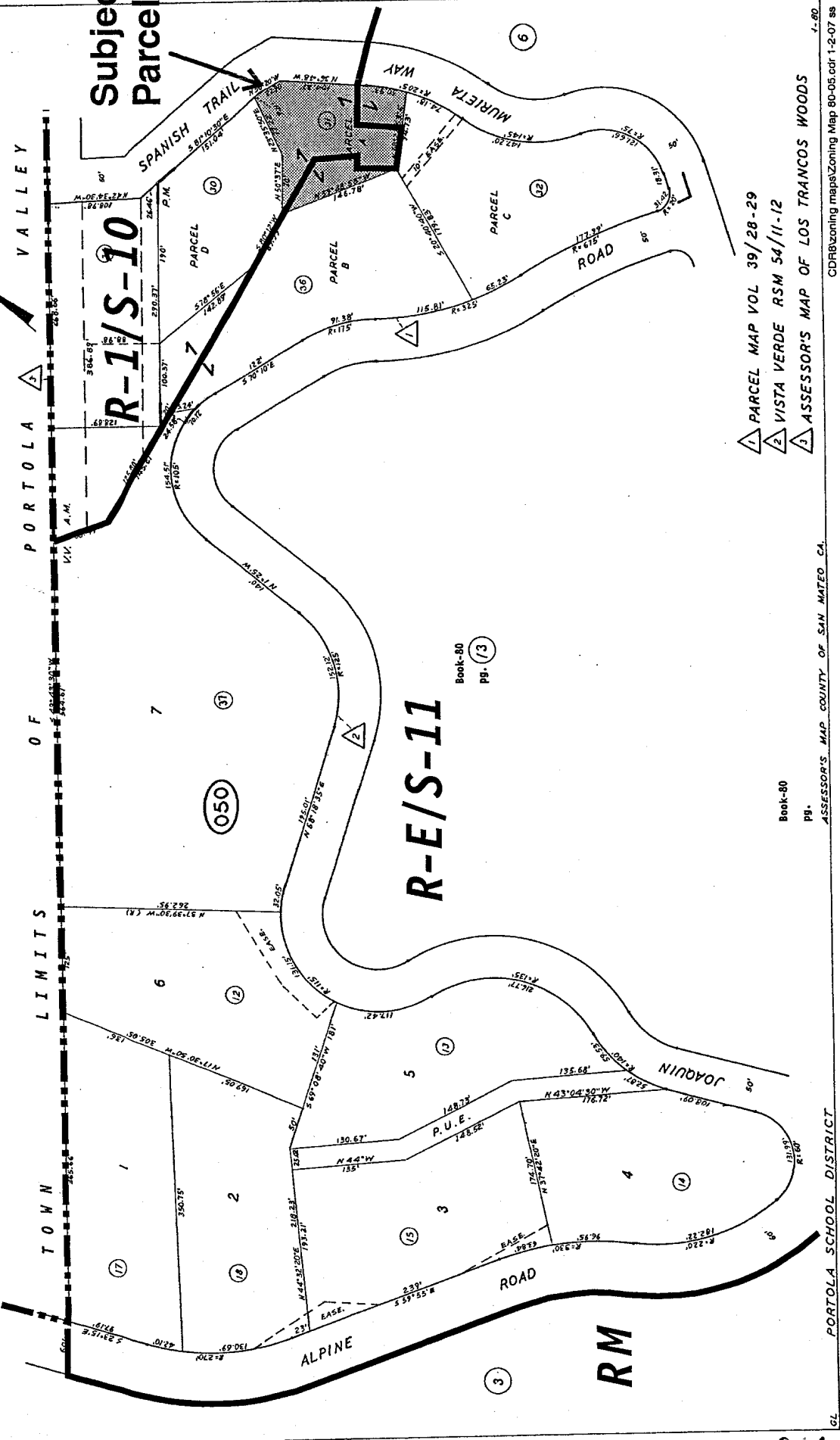
File numbers: **pln2006-00288**

Attachment: **B**

Existing Zoning Boundaries

80-5

Book-80
Pg. (24)



- 1 PARCEL MAP VOL 39/28-29
- 2 VISTA VERDE RSM 54/11-12
- 3 ASSESSOR'S MAP OF LOS TRANCOS WOODS

Book-80
Pg.

CDR zoning maps Zoning Map 80-05.cdr 1-2-07 88

San Mateo County Board of Supervisors Meeting

Applicant: **William Koerner**

File Numbers: **pln2006-00288**

Attachment: **C**

Proposed Zoning Boundaries

TAX CODE AREA - - - - -

80-5

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Pg. (24)

LIMITS OF TOWN OF PORTOLA VALLEY

R-1/S-10

Subject Parcel

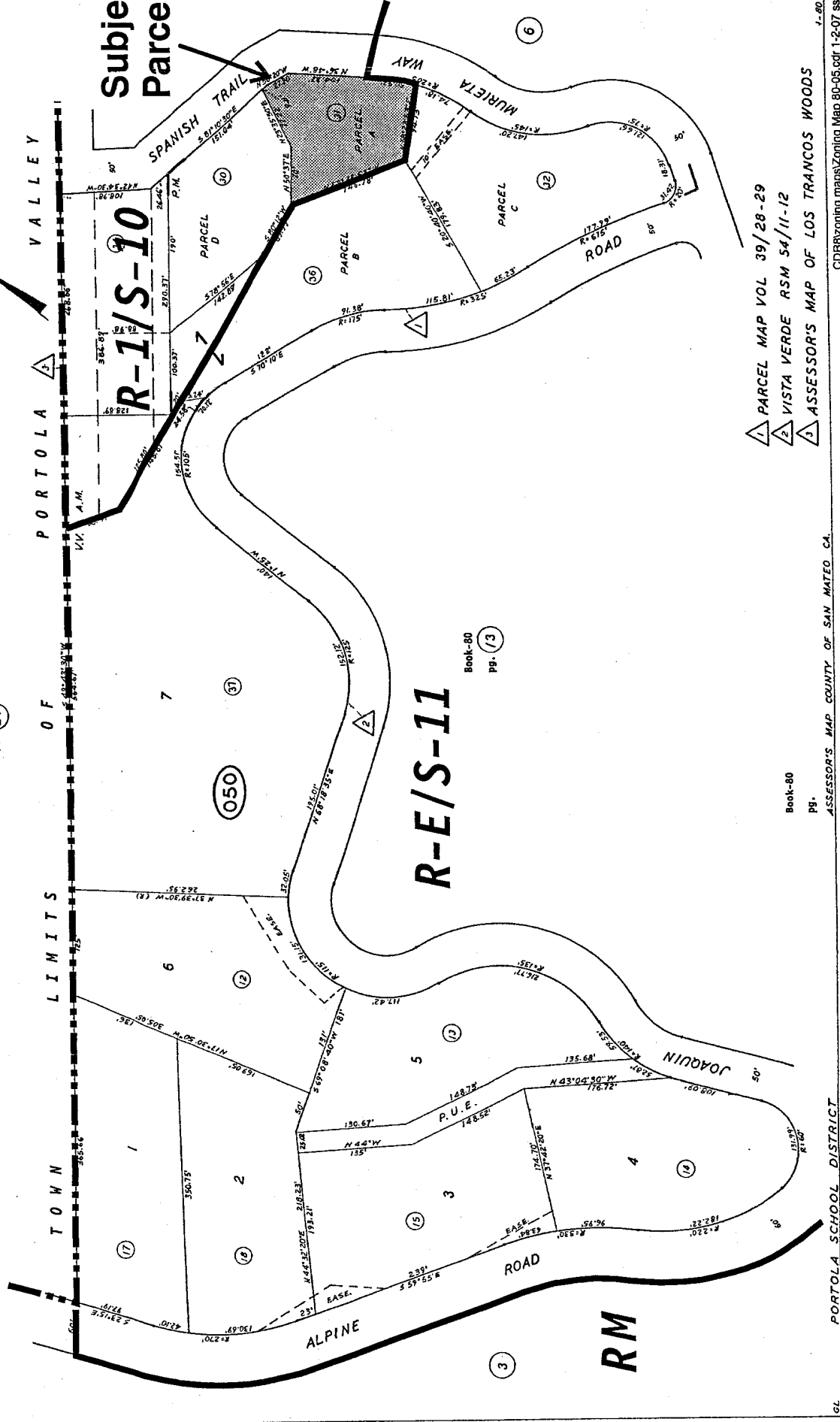
R-E/S-11

Book-80
Pg. (13)

Book-80
Pg. (1)

- 1 PARCEL MAP VOL 39/28-29
- 2 VISTA VERDE RSM 54/11-12
- 3 ASSESSOR'S MAP OF LOS TRANCOS WOODS

ASSASSOR'S MAP COUNTY OF SAN MATEO CA. CDR8 zoning maps/Zoning Map 80-05.cdr 1-2-07 ss



San Mateo County Board of Supervisors Meeting

Applicant: William Koerner

File Numbers: pln2006-00288

Attachment: C

RESOLUTION NO. _____

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

* * * * *

**RESOLUTION TO RECOMMEND AMENDMENT OF THE SAN MATEO
COUNTY ZONING MAP TO ESTABLISH A SINGLE ZONING DISTRICT FOR
A PARCEL ON OLD SPANISH TRAIL IN UNINCORPORATED
LOS TRANCOS WOODS/VISTA VERDE**

RESOLVED, by the Board of Supervisors of the County of San Mateo, State of California, that

WHEREAS, the San Mateo County Zoning Maps have replaced the Sectional District Maps in use from 1957 through 1982, including occasional changes to establish the 1992 version currently in use as part of the San Mateo County Zoning Regulations; and

WHEREAS, an application has been submitted requesting approval to amend the zoning map to establish a single zone, R-1/S-10, for a parcel located at 76 Old Spanish Trail Road in the unincorporated Los Trancos Woods/Vista Verde area of San Mateo County; and

WHEREAS, in order for the map to be amended, the current zoning R-1/S-10 boundaries will require realignment with the parcel's applicable property lines, including removal of the R-E/S-11 boundary lines from said parcel; and

WHEREAS, amending the zoning map would establish development standards solely based on the single R-1/S-10 zone that would ensure responsible future development on the subject parcel; and

WHEREAS, the project complies with General Plan policies such as Visual Quality Policy 4.14(a); Urban Design Policy 4.35; Urban Land Use Policy 8.34; Urban Land Use Policy 8.35; and Urban Land Use Policy 8.36 that ensure and promote good and responsible development; and

WHEREAS, the resolution is based on the finding, pursuant to Section 6500 of the San Mateo County Zoning Regulations, that the proposed amendment is required for public safety, convenience and general welfare elaborated as follows:

- The current split zoning on-site creates a situation that makes it impossible for a property owner to meet the requirement of both zoning districts simultaneously. In addition, the majority of the subject parcel is zoned R-1/S-10 and it meets all R-1/S-10 requirements. It is impossible for the parcel to meet the minimum lot size of 1-5 acres in the R-E/S-11 zoning district.
- The property's value is maintained according to the prevailing market conditions resulting from the potential development of the parcel being subject to the single R-1/S-10 zoning standards.
- Surrounding parcels in the R-E/S-11 and R-1/S-10 zones will benefit as a result of consistent development standards imposed on construction of any new structures on-site.
- Project precedent is established for other neighboring owners that have similar parcel zoning inconsistencies.
- The proposed rezoning allows for a less complicated development process governed by consistent standards.

WHEREAS, on January 10, 2007, the San Mateo County Planning Commission held a public hearing to consider and recommend approval to the Board of Supervisors regarding the zoning map amendment (County File Number PLN 2006-00288), as conditioned; and

WHEREAS, on May 22, 2007, the San Mateo County Board of Supervisors held a public hearing to consider approval of said amendment.

NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED that the Board of Supervisors hereby:

Amends the County Zoning Map as shown on the map attached hereto and labeled "Exhibit A."

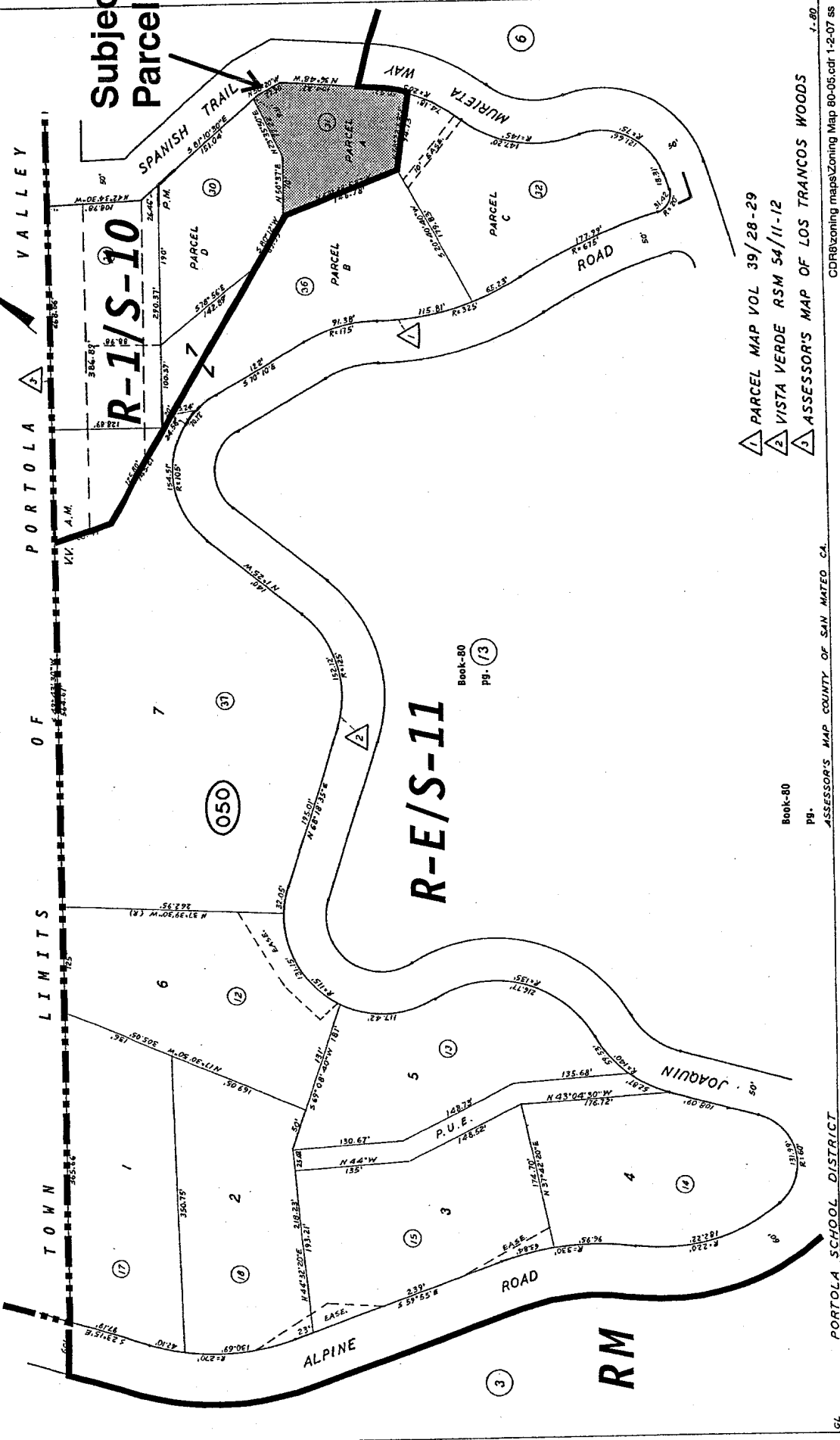
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Proposed Zoning Boundaries

80-5

Book-80
Pg. (24)



- 1 PARCEL MAP VOL 39/28-29
- 2 VISTA VERDE RSM 54/11-12
- 3 ASSESSOR'S MAP OF LOS TRANCOS WOODS

7-80
CDB zoning maps Zoning Map 80-05.cdr 1-2-07 ss

San Mateo County Board of Supervisors Meeting

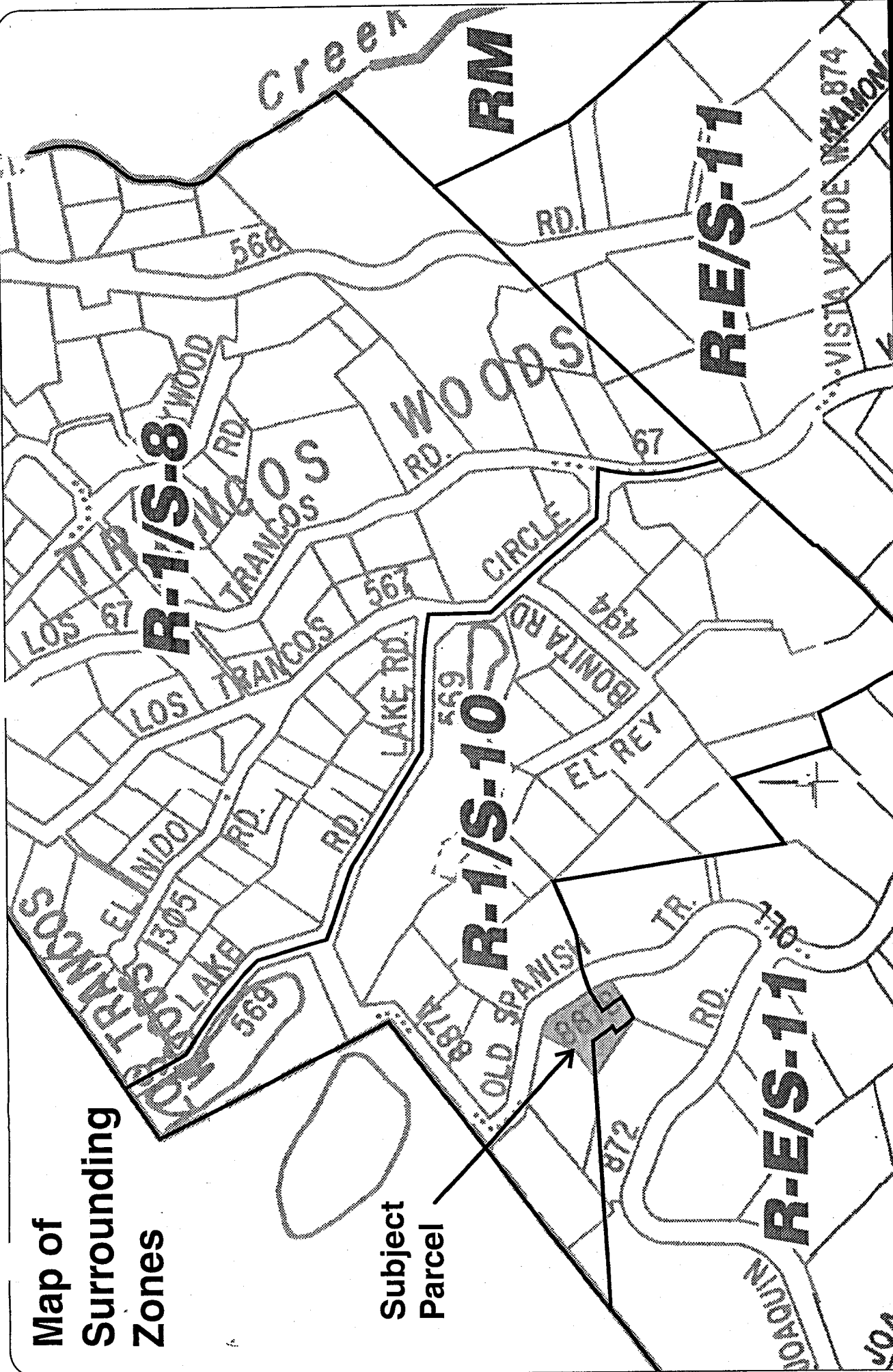
Applicant: William Koerner

File numbers: pln2006-00288

Exhibit: A

Map of Surrounding Zones

Subject Parcel



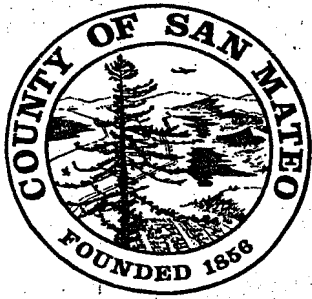
San Mateo County Board of Supervisors Meeting

Applicant: **William Koerner**

File Numbers: **pln2006-00288**

Attachment: **E**





Please reply to: Dennis Aguirre
(650) 363-1867

January 16, 2007

William Koerner
205 Ruxton Avenue
Manitou Springs, CO 80829-1949

Dear Mr. Koerner:

**ENVIRONMENTAL
SERVICES
AGENCY**

Agricultural
Commissioner/ Sealer of
Weights & Measures

Animal Control

Cooperative Extension

Fire Protection

LAFCo

Library

Parks & Recreation

Planning & Building

Commissioners:

David Bomberger

Steve Dworetzky

Jon Silver

Gail Slocum

William Wong

Subject: File Number PLN2006-00288
Location: 76 Old Spanish Trail, Los Trancos
APN: 080-05-0310

On January 10, 2007, the San Mateo County Planning Commission considered a zoning map amendment pursuant to Section 6550 of the San Mateo County Zoning Regulations, to adjust a zoning district boundary that bisects an existing 20,038 sq. ft. parcel into two zoning districts, Residential Estate (RE/S-11) and Single-family Residential (R-1/S-10). The proposed rezoning would realign the zoning district boundary to establish a single zoning designation of R-1/S-10 for the entire parcel, located at 76 Old Spanish Trail in the unincorporated Los Trancos Woods/Vista Verde area of San Mateo County.

Based on information provided by staff and evidence presented at the hearing the Planning Commission adopted a Resolution recommending to the Board of Supervisors that they approve the zoning map amendment, make the required findings and adopt conditions of approval as attached.

If you have questions regarding this matter, please contact the Project Planner listed above.

Sincerely,

Rosario Fernandez
Planning Commission Secretary
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cc: Department of Public Works
Building Inspection
Environmental Health
CDF

Assessor
Los Trancos Woods,
Community Association

PLANNING COMMISSION

SAN MATEO COUNTY BOARD OF SUPERVISORS

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the San Mateo County Board of Supervisors will hold a public hearing to consider: a Zoning Map Amendment to establish a single zoning designation of R-1/S-10 for a parcel located at 76 Old Spanish Trail in the unincorporated Los Trancos Woods/Vista Verde area of San Mateo County.

The application file number is PLN 2006-00288. The applicant is William Carl Koerner. The project is located at 76 Old Spanish Trail, Los Trancos.

The Assessor's Parcel Number is 080-050-310.

The application was filed on June 12, 2006.

The hearing will be held as follows:

DATE: May 22, 2007

PLACE: Board of Supervisors Chambers
Hall of Justice and Records
400 County Center
Redwood City, California

The meeting will be open to the public and anyone interested may appear and be heard on this matter. Consent items are typically approved without discussion unless a request is made to discuss the item on the regular agenda. All inquiries should be directed to Dennis P. Aguirre, Project Planner, Planning Department, 650/363-1867.

Dated: May 7, 2007

John Maltbie, County Manager/Clerk of the Board
400 County Center, Redwood City, CA 94063
650/363-4123

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