

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: January 28, 2016

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Minor Subdivision, pursuant to Section 7010 of the County Subdivision Regulations, to subdivide two (2) existing legal lots into three parcels, including Parcel A of 5,834 square feet (sq. ft.), Parcel B of 5,365 sq. ft., and Parcel C of 11,485 sq. ft., located at 1741 and 1753 West Selby Lane, in the unincorporated Sequoia Tract area of San Mateo County.

County File Number: PLN 2014-00407 (Modjtehedhi)

PROPOSAL

The applicant has applied for a minor subdivision of two developed parcels at 1741 and 1753 West Selby Lane (total size of 22,684 sq. ft.) to create three parcels, Parcel A of 5,834 square feet (sq. ft.), Parcel B of 5,365 sq. ft., and Parcel C of 11,485 sq. ft. Existing residences would be demolished in order to accommodate a 20-ft. wide access corridor for a new flag log (Parcel C) at the rear of 1753 West Selby Lane. As the access to Parcel C narrows to 11 feet in width at the end of the access drive, the applicant proposes a 65 sq. ft. access easement on Parcel B to benefit Parcel C. No significant trees are proposed for removal under the subject application.

RECOMMENDATION

That the Zoning Hearing Officer approve the Minor Subdivision, County File Number PLN 2014-00407, by making the required findings and approving the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Camille Leung, Project Planner; Telephone 650/363-1826

Applicant/Owner: Massoud Modjtehedhi

Location: 1741 and 1753 West Selby Lane, Redwood City

APNs: 069-353-270, 280

Size: 22,684 sq. ft. (0.52 acres)

Existing Zoning: R-1/S-74 (Single-Family Residential/5,000 sq. ft. minimum parcel size)

General Plan Designation: Medium Density Residential (6.1 to 8.7 dwelling units per acre)

Existing Land Use: Single-Family Residential

Parcel Legality: APN 069-353-270 was created by an approved County subdivision (X6E296); APN 069-353-280 was created by an approved County subdivision (X6E173).

Water Supply: California Water Service Company

Sewage Disposal: Fair Oaks Sewer Maintenance District

Flood Zone: FEMA Flood Zone Map indicates that the parcel is located in Zone X, Area of Minimal Flood Hazard; Community Panel No. 06081C0303E, Effective Date: October 16, 2012.

Environmental Evaluation: Categorically Exempt; Section 15315, of the California Environmental Quality Act (Class 15); division of property in urbanized areas zoned for residential use into four or fewer parcels.

Setting: The subject site consists of two (2) parcels totaling 22,684 sq. ft. in size and fronting West Selby Lane, in the unincorporated Sequoia Tract area of the County. Currently, there are two residences on the project site and a swimming pool associated with 1753 West Selby Lane. The site slopes upward slightly from the front to the rear, rising approximately 3 feet in elevation over its length. With the exception of the street side, the parcel is completely surrounded by residential development. There are several non-significant trees and 5 significant trees (12" diameter or larger) on the property.

DISCUSSION

A. KEY ISSUES

1. Compliance with the General Plan

The County General Plan designates the subject property as Medium Density Residential (6.1 to 8.7 dwelling units per acre). The proposed land division has a density of 5.8 dwelling units per acre and is in compliance with this designation. The proposal is consistent with the surrounding residential land uses, per Policies 8.14 (*Land Use Compatibility*) and 8.35 (*Uses*), respectively. The proposed project also complies with Policy 8.29 (*Infilling*), which encourages the infilling of urban areas where infrastructure and services are available. Both sewer and water services are available to service this subdivision.

2. Compliance with the Zoning Regulations

The subject property is zoned R-1/S-74, single-family residential development with a minimum lot size of 5,000 sq. ft. All three of the proposed parcels comply with the minimum size, with Parcel A of 5,834 square feet (sq. ft.), Parcel B of 5,365 sq. ft., and Parcel C (flag lot) of 11,485 sq. ft. Excluding the area of the access corridor, the area of Parcel C is approximately 9,300 sq. ft. As the access to Parcel C narrows to 11 feet in width at the end of the access drive, the applicant proposes a 65 sq. ft. access easement on Parcel B to benefit Parcel C. The minimum width for all new parcels in this zoning district is an average of 50 feet. Parcel A will have an average width of 50.25 feet, Parcel B will have an average width of 50 feet, and Parcel C, the flag lot, will have an average width of 60 feet, excluding the area of the access corridor.

3. Compliance with the Subdivision Regulations

The proposed minor subdivision has been reviewed by staff with respect to the County Subdivision Regulations. The County's Building Inspection Section, the Environmental Health Division, the Geotechnical Engineer, and the Department of Public Works, as well as the California Water Service Company and the Menlo Park Fire Protection District, have reviewed the project. The Fair Oaks Sewer District is operated by the Department of Public Works, who reviews all proposed subdivisions for this district. As conditioned, the project will be in compliance with their standards. Conditions of approval have been included in Attachment A of this report.

Eight findings are required to approve the proposed tentative map:

- a. **Find that, in accordance with Section 66473.5 of the State Subdivision Map Act, this tentative map, together with the provisions for its design and improvement, is consistent with the San Mateo County General Plan.**

The Department of Public Works and the Planning staff have reviewed the tentative map and found it consistent, as conditioned in Attachment A of this report, with State and County land division regulations. The project is consistent with the County General Plan as discussed in Section A.1 of this report.

The applicant shall provide for the extension of existing sewer, water, gas, electric, cable and television lines to service the new parcels. Sewer, water, and gas lines will be run underground to each of the lots. Extension of electric, cable and television lines to Lots A and B will be overhead, and extended to Lot C via underground lines. Water will be provided to the parcels by the California Water Service Company, sewer services by the Fair Oaks Sewer District, storm drainage services by the County of San Mateo, fire protection services

by the Menlo Park Fire Protection District, telephone services by SBC, and gas and electric services by Pacific Gas and Electric.

b. Find that the site is physically suitable for the type and proposed density of development.

The parcel is relatively flat and is capable of being served by water, sewer, and other necessary utilities. In addition, the proposed subdivision complies with subdivision design parameters per Section 7020 and applicable zoning regulations, with regard to access, minimum frontage, and parcel width and depth. The size and width of the proposed parcels will be sufficient to accommodate development that meets the zoning regulations.

c. Find that the design of the subdivision and the proposed improvements are not likely to cause serious public health problems, substantial environmental damage, or substantially and avoidably injure fish or wildlife or their habitat.

After review of the proposed subdivision, there is no evidence to suggest that the project will create a public health problem or cause substantial environmental damage. While the demolition of the existing structures may result in temporary air quality impacts to the site and surrounding neighborhood, conditions of approval have been included in Attachment A of this report to substantially mitigate these impacts.

The subdivision proposal does not include the removal of any significant trees (trees over 12 inches in diameter). While there are many trees that are smaller than 12 inches in diameter on this property, they may be removed without a permit from the County. The applicant/owner may wish to remove significant tree(s) at the house construction stage, and a Significant Tree Removal Permit may be applied for at that time.

The design of the subdivision and the proposed improvements will not substantially and avoidably injure fish or wildlife or their habitat, as the site is not located within 100 feet of a creek or stream and does not contain nor is it adjacent to identified sensitive habitats or watershed areas. Construction of required improvements and future homes will not require substantial grading as the site is generally flat. Additionally, Planning staff has included conditions of approval in Attachment A to require that the project minimize the transport and discharge of pollutants from the project site into local storm drain systems and water bodies by adhering to the San Mateo Countywide Stormwater Pollution Prevention Program and General Construction and Site Supervision Guidelines.

- d. **Find that the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.**

There are no existing easements on the subject parcel. Therefore, the proposed subdivision would not conflict with any easements.

- e. **Find that the discharge of waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements prescribed by a State Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the State Water Code.**

The Fair Oaks Sewer District is operated by the Department of Public Works (DPW), who reviews all proposed subdivisions for this district. DPW staff has reviewed the proposal and has confirmed that they are able to provide sewer service to the newly created parcels, subject to the requirements as listed in Condition Nos. 25 through 27 in Attachment A.

- f. **Find that the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 (“The Williamson Act”).**

The subject parcel is residentially-zoned, does not contain agricultural uses, and is not subject to a contract entered into pursuant to The Williamson Act.

- g. **Find that the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities.**

Future development on all three parcels could make use of passive heating and cooling to the extent practicable, such as using roof-top solar panels to heat the future houses.

- h. **Find that the housing needs of the region have been considered and balanced against the public service needs of residents and available fiscal and environmental resources.**

The project would allow for the provision of an additional dwelling unit of infill housing where services are available in accordance with zoning standards.

4. Compliance with In-Lieu Park Fees

Section 7055.3 of the County Subdivision Regulations requires that, as a condition of approval of the tentative map, the subdivider must dedicate land or pay an in-lieu fee. Said fee is for the purpose of acquiring, developing, or rehabilitating County park and recreation facilities and/or assisting other providers of park and recreation facilities in acquiring, developing, or rehabilitating facilities that will serve the proposed subdivision. The section further defines the formula for calculating this fee. The fee for this subdivision is estimated to be \$24,790.61 for in-lieu park fees. The amount of the fee is based on the assessed value of the land of the subject parcels at the time the fee is paid, so it is subject to change. A worksheet showing the prescribed calculation of the estimated fee is included as Attachment D.

B. ENVIRONMENTAL REVIEW

The proposed minor subdivision is exempt from environmental review under Class 15 of the California Environmental Quality Act (CEQA). Class 15 consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels, when the division is in conformance with the General Plan and Zoning Regulations, no variances or exceptions are required, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20%.

As indicated previously, the project conforms to the General Plan and Zoning District regulations. No variances or exceptions are required. All access and services meet local standards. The parcel has not been in a larger subdivision in the last two years, and the parcel is flat (less than 1% slope).

C. OTHER REVIEWING AGENCIES

Department of Public Works
Environmental Health Division
Building Inspection Section
Menlo Park Fire Protection District
California Water Service Company

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Proposed Tentative Map, Received January 19, 2016
- D. In-Lieu Park Fee Worksheet

CML:jlh&fc – CMLAA0041 WJU.DOCX

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2014-00407 Hearing Date: January 28, 2016

Prepared By: Camille Leung
Project Planner

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

Regarding the Minor Subdivision, Find:

1. That this tentative map, together with the provisions for its design and improvement, is consistent with the San Mateo County General Plan. The project is consistent with the property's Medium Density Residential (6.1 to 8.7 dwelling units per acre) General Plan land use designation. The proposed land division has a density of 5.8 dwelling units per acre and is in compliance with this designation. The proposed project also complies with Policy 8.29 (*Infilling*), which encourages the infilling of urban areas where infrastructure and services are available. Both sewer and water services are available to service this subdivision.
2. That the site is physically suitable for the type and proposed density of development. The parcel is relatively flat and is capable of being served by water, sewer and other necessary utilities. In addition, the proposed subdivision complies with the subdivision design parameters and applicable zoning regulations. The size and width of the proposed parcels will be sufficient to accommodate development that meets the zoning regulations.
3. That the design of the subdivision and the proposed improvements are not likely to cause serious public health problems, substantial environmental damage, or substantially and avoidably injure fish or wildlife or their habitat. While the demolition of the existing structures may result in temporary air quality impacts to the site and surrounding neighborhood, conditions of approval have been included to substantially mitigate these impacts. The subdivision proposal does not include the removal of any significant trees. The design of the subdivision and the proposed improvements will not substantially and avoidably injure fish or wildlife or their habitat, as the site is not located within 100 feet of a creek or stream and does not contain nor is it adjacent to identified sensitive habitats or watershed areas. Construction of required improvements and future homes will not require substantial grading as the site is generally flat. Additionally, Planning staff has included conditions of approval to require that the project minimize the transport

and discharge of pollutants from the project site into local storm drain systems and water bodies.

4. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision. There are no existing easements on the subject parcel. Therefore, the proposed subdivision would not conflict with any easements.
5. That the discharge of waste from the proposed subdivision into an existing community sewer system would not result in violation of existing requirements prescribed by a State Regional Water Quality Control Board pursuant to Division 7 (commencing with Section 13000) of the State Water Code. The Fair Oaks Sewer Maintenance District is operated by the Department of Public Works (DPW), who reviews all proposed subdivisions for this district. DPW staff has reviewed the proposal and has confirmed that they are able to provide sewer service to the newly created parcels, subject to the requirements as listed in Condition Nos. 25 through 27.
6. That the land is not subject to a contract entered into pursuant to the California Land Conservation Act of 1965 ("The Williamson Act"). The subject parcel is residentially-zoned, does not contain agricultural uses, and is not subject to a contract entered into pursuant to the Williamson Act.
7. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities. Future development on all three parcels could make use of passive heating and cooling to the extent practicable, such as using rooftop solar panels to heat the future houses.
8. That the housing needs of the region have been considered and balanced against the public service needs of residents and available fiscal and environmental resources. The project would allow for the provision of an additional dwelling unit of infill housing where services are available in accordance with zoning standards.

Regarding the Environmental Review, Find:

9. That this project is exempt from the California Environmental Quality Act (CEQA), under Class 15, which consists of the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels, when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, the parcel was not involved in a division of a larger parcel within the previous two years, and the parcel does not have an average slope greater than 20%. As indicated previously, the project conforms to the General Plan and zoning district regulations. No variances or exceptions are required. All access and services meet local standards. The parcel has not been in a larger subdivision in the last two years, and the parcel is flat (less than 1% slope).

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This subdivision approval is valid for two years, during which time a final parcel map shall be filed. An extension to this time period in accordance with Section 7013.5.c of the Subdivision Regulations may be issued by the Planning Department upon written request and payment of any applicable extension fees if required.
2. The parcel map shall be recorded pursuant to the plans approved by the Zoning Hearing Officer; any deviation from the approved plans shall be reviewed and, if deemed to be minor in nature, approved by the Community Development Director or Zoning Hearing Officer, as deemed necessary. The parcel map shall demonstrate compliance with the minimum 50-ft. average width for all new parcels. As approved, Parcel A will have an average width of 50.25 feet, Parcel B will have an average width of 50 feet, and Parcel C, the flag lot, will have an average width of 60 feet, excluding the area of the access corridor.
3. The applicant is responsible for ensuring that all contractors minimize the transport and discharge of pollutants from the project site into local storm drain systems and water bodies by adhering to the San Mateo Countywide Stormwater Pollution Prevention Program and General Construction and Site Supervision Guidelines, including:
 - a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.
 - b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
 - d. Using sediment controls or filtration to remove sediment when dewatering site and obtaining all necessary permits.
 - e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.

- g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
 - h. Performing clearing and earth-moving activities only during dry weather.
 - i. Limiting and timing application of pesticides and fertilizers to prevent polluted runoff.
 - j. Limiting construction access routes and stabilizing designated access points.
 - k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
 - l. The contractor shall train and provide instruction to all employees and subcontractors regarding the construction best management practices.
 - m. Additional best management practices in addition to those shown on the plans may be required by the Building Inspector to maintain effective stormwater management during construction activities. Any water leaving the site shall be clear and running slowly at all times.
 - n. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.
4. The applicant shall submit an erosion and sediment control plan for utility and access improvements for Planning staff review and approval prior to building permit issuance. The approved erosion and sediment control plan shall be implemented prior to the beginning of construction.
 5. Prior to the recordation of the Final Parcel Map, the property owner shall pay an in-lieu fee, meeting the requirements of Section 7055.3 of the County Subdivision Regulations. As of the date of this report, the in-lieu fee for the subdivision is \$24,790.61. The fee shall be recalculated at the time of Final Parcel Map recording as indicated in the County Subdivision Regulations.
 6. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360).
 7. This approval does not include the removal of any significant trees (trees over 12 inches in diameter) or heritage trees. While there are many trees that are smaller than 12 inches in diameter on this property, there may be removed without a permit from the County. If the applicant/owner wishes to remove any significant

or heritage tree(s) at the house construction stage or any other time, a Significant or Heritage Tree Removal Permit is required.

8. The applicant shall comply with all Bay Area Air Quality Management District and County Building Inspection Section regulations in the demolition of existing structures, including compliance with the following:
 - a. The applicant shall obtain the necessary permits and approvals from the Bay Area Air Quality Management District (BAAQMD) and will be required to comply with times and dates for demolition and other mitigation activities as required by BAAQMD (BAAQMD, Regulation 11, Rule 2).
 - b. The applicant shall obtain demolition permit(s) from the County Building Inspection Section prior to the removal of existing structures.

Geotechnical Engineer

9. A soils report will be required for any construction on these lots.

Building Inspection Section

10. Building permits shall be applied for and obtained from the Building Inspection Section for any future construction on the parcels created as a result of the filing of the Final Parcel Map for this project.
11. A demolition permit will be required to remove existing structures. These permits must be issued and finalized prior to recordation of the Final Parcel Map.

Department of Public Works

12. Prior to the issuance of the building permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building, per Ordinance No. 3277.
13. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued.
14. Prior to the issuance of the building permit, the applicant shall submit a driveway "Plan and Profile," to the Department of Public Works, showing the driveway access to the parcel (garage slab) complying with County Standards for driveway slopes (not to exceed 20%) and to County Standards for driveways (at the property line) being the same elevation as the center of the access roadway. When appropriate, as determined by the Department of Public Works, this plan and profile shall be prepared from elevations and alignment shown on the roadway improvement plans. The driveway plan shall also include and show specific provisions and details for both the existing and the proposed drainage patterns and drainage facilities.

15. The applicant shall submit a Parcel Map to the Department of Public Works for review, to satisfy the State of California Subdivision Map Act. The Final Parcel Map will be recorded only after all inter-department conditions have been met.
16. Prior to Final Parcel Map recordation, the applicant shall prepare a plan indicating the proposed method of sewerage for these properties. This plan should be included on the improvement plans and submitted to the Department of Public Works for review. Upon completion of this review, the applicant or his engineer shall have these approved plans signed by the appropriate Sewer District (Fair Oaks Sewer Maintenance District).
17. Prior to Final Parcel Map recordation, the applicant shall submit to both the Department of Public Works and the Current Planning Section written certification from the California Water Service Company stating that their requirements to provide water service connections to the proposed parcels of this subdivision have been met.
18. Prior to Final Parcel Map recordation, the applicant shall submit written certification from the appropriate energy and communication utilities to the Department of Public Works and the Planning Department stating that they will provide energy and communication services to the proposed parcels of this subdivision.
19. Prior to Final Parcel Map recordation, "As-Built" plans of all construction required by these conditions shall be prepared and signed by the subdivider's engineer upon completion of all work. The "As-Built" plans shall be accompanied by a written certification from the engineer that all private facilities have been completed in conformance with the approved plans.
20. It shall be the responsibility of the applicant's engineer to regularly inspect the erosion control measures and determine that they are functioning as designed and that proper maintenance is being performed. Deficiencies shall be immediately corrected.
21. The applicant shall have prepared, by a registered civil engineer, a drainage analysis of the proposed subdivision and submit it to the Department of Public Works for review and approval. The drainage analysis shall consist of a written narrative and a plan. The flow of the stormwater onto, over, and off of the property being subdivided shall be detailed on the plan and shall include adjacent lands as appropriate to clearly depict the pattern of flow. The analysis shall detail the measures necessary to certify adequate drainage. Post-development flows and velocities shall not exceed those that existed in the pre-developed state. Recommended measures shall be designed and included in the street improvement plans and submitted to the Department of Public Works for review and approval.
22. The applicant shall submit a permanent stormwater management plan in compliance with the County's Drainage Policy and National Pollution Discharge

Elimination System (NPDES) requirements for review and approval by the Department of Public Works. The combined impervious surface for the three lots shall not exceed 10,000 sq. ft. as shown on the proposed tentative map unless the applicant agrees to develop treatment measures consistent with Provision C.3 and enters into a stormwater operations and maintenance agreement with San Mateo County.

23. Should the access shown on the plans go through neighboring properties, the applicant shall provide documentation that "ingress and egress" easements exist providing for this access, prior to issuance of building permit or recordation of map (if any).
24. No proposed construction work within the County right-of-way shall begin until County requirements for the issuance of an encroachment permit, including review of the plans, have been met and an encroachment permit issued. Applicant shall contact a Department of Public Works Inspector 48 hours prior to commencing work in the right-of-way.

Fair Oaks Sewer Maintenance District (Sewer District)

25. Each parcel must connect to the Sewer District main with an individual 4" sewer lateral.
26. The tentative parcel map indicates that the two properties will be subdivided into three parcels. The Sewer District will require the applicant to purchase one additional sewer connection and obtain all appropriate permits for the installation of this connection. The current fee for a new sewer connection is \$4,187.
27. Detailed plans showing the proposed sewer connections shall be submitted to the Sewer District for review prior to final approval of the building plans.

Menlo Park Fire Protection District

28. Access to the public fire hydrant is located at the corner of Sequoia Avenue and West Selby Lane (200 feet to flag lot access road and 350 feet to where a new home is to be constructed on Parcel C) and therefore meets the provisions listed in California Fire Code (CFC) Section 507 for Fire Hydrant Access.
29. Provide verification that the nearest hydrant may provide the required fire flow (1,000 gallons per minute (GPM) at a residual pressure at 20 pounds per square inch (psi)).
30. Each new home shall require the installation of an NFPA 13-D fire sprinkler system under separate fire permit. Fire sprinkler system shall comply with Menlo Park Fire Protection District Standards.
31. Residential fire sprinkler shall have an interior alarm, activated by the flow switch that is audible in all sleeping areas.

32. Fire flow data shall be provided at time of deferred submittal for the fire suppression system.
33. A vehicle gate and driveway serving Parcel C shall have at minimum 16-foot clear unobstructed linear width and minimum 13-foot 6-inch clear vertical clearance. Driveways shall be an all weather surface and capable of supporting a 45,000 lbs. fire apparatus.
34. Any electric gate shall have a backup source of power, but shall have at minimum a manual method to allow the opening of the gate during a power failure, with a required Knox override key switch installed and its function verified prior to final. A gate and/or private roadway shall require a plan review prior to construction.
35. Install smoke detectors in each sleeping area and the area outside sleeping areas. Install carbon monoxide detector outside sleeping areas. Smoke and carbon monoxide detectors shall be hardwired and interconnected for alarm.
36. The applicant shall provide at least 4-inch tall with 1/2-inch stroke illuminated address numbers. The address shall be visible from the street and contrasting to its background. Address numbers shall be maintained. For a flag lot, the address shall be located at the point of access to this lot, and comply with Condition No. 36.
37. Approved plans and approval letter must be on-site at the time of inspection.
38. Final acceptance of this project is subject to field inspection.
39. Upon completion of work and prior to closing ceiling, **contact Fire Inspector Bob Blach of the Menlo Park Fire Protection District at 650/688-8430 to schedule a final inspection.** A 48 hours' notice is required for all inspections.

CML:jlh/fc – CMLAA0041_WJU.DOCX



San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: Massoud Modjtchedi

File Numbers: PLN 2014-00407

Attachment B

GENERAL NOTES

- OWNER AND DEVELOPER:
MASSOUD MODJTEHEDI
1753 SELBY LANE REDWOOD CITY, CA 94061
- CIVIL ENGINEER
SMP ENGINEERS
SAEID RAZAVI R.C.E. 52724
1534 CAROB LN.
LOS ALTOS, CA 94024
TEL: (650) 941-8055
FAX: (650) 941-8755
- EXISTING ZONING: R1/S74
- EXISTING APN: 069-353-270 & 280
- EXISTING USE: RESIDENTIAL
- PROPOSED USE: RESIDENTIAL
- EXISTING BUILDINGS: EX. BUILDINGS TO BE REMOVED
- GENERAL PLAN: MEDIUM DENSITY RESIDENTIAL
- STREETS: ALL PROPOSED STREET MODIFICATIONS WILL BE IMPROVED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS.
- EXISTING USE OF ADJACENT PROPERTIES: RESIDENTIAL, SINGLE FAMILY.
- WATER: CAL WATER

- FIRE PROTECTION: COUNTY FIRE DEPARTMENT
- SANITARY SEWER: WEST BAY SANITARY
- POWER AND GAS: PACIFIC GAS AND ELECTRIC
- TELEPHONE: AT&T
- STREET TREES: ANY NEW STREET TREES IN PUBLIC RIGHT-OF-WAY TO BE PLANTED IN ACCORDANCE WITH SAN MATEO COUNTY ORDINANCES.
- AREA TO BE SUBDIVIDED: 22,684 SQUARE FEET (0.52 ACRES) TO BE SUBDIVIDED TO 3 LOTS.
- CONTOUR ELEVATION: SEE BENCHMARK NOTE ABOVE.
- ALL DIMENSIONS ARE IN FEET AND DECIMAL THEREOF.
- ALL NEW DRIVEWAYS AND ROADS TO BE MAINTAINED BY BENEFITED OWNERS.
- NO NEW STREET NAME IS SPECIFICALLY PROPOSED
- EXISTING WELLS: NONE
- FLOOD ZONE: X, FLOOD PANEL: 06081C030E

TENTATIVE MAP THREE (3) LOT SUBDIVISION

PORTION OF LOT 25, AS DESIGNATED ON THE MAP ENTITLED, "SELBY LANE ACRES, SAN MATEO COUNTY, CALIFORNIA" WHICH MAP WAS FILED IN BOOK 11 OF MAPS AT PAGES 16 AND 17 SAN MATEO COUNTY RECORDS, STATE OF CALIFORNIA.

AND LYING ENTIRELY WITHIN THE UNINCORPORATED AREA
CITY OF MELNO PARK COUNTY OF SAN MATEO STATE OF CALIFORNIA

SCALE: 1"=10' JANUARY 2016

**SMP ENGINEERS
CIVIL ENGINEERS**

1534 CAROB LANE
LOS ALTOS, CA 94024

LEGEND AND ABBREVIATIONS

- DISTINCTIVE BORDER LINE
- NEW LOT LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- EXISTING CREEK BANK LINE
- OTHER LOTS PROPERTY LINE
- EX. (E) EXISTING



ONE (1) EXISTING FIRE HYDRANT, DISTANCED LESS THAN 300' TO PROPERTY, 650 GPM WATER FLOW.

LOCATION MAP
N.T.S.

LOT AREA TABLE

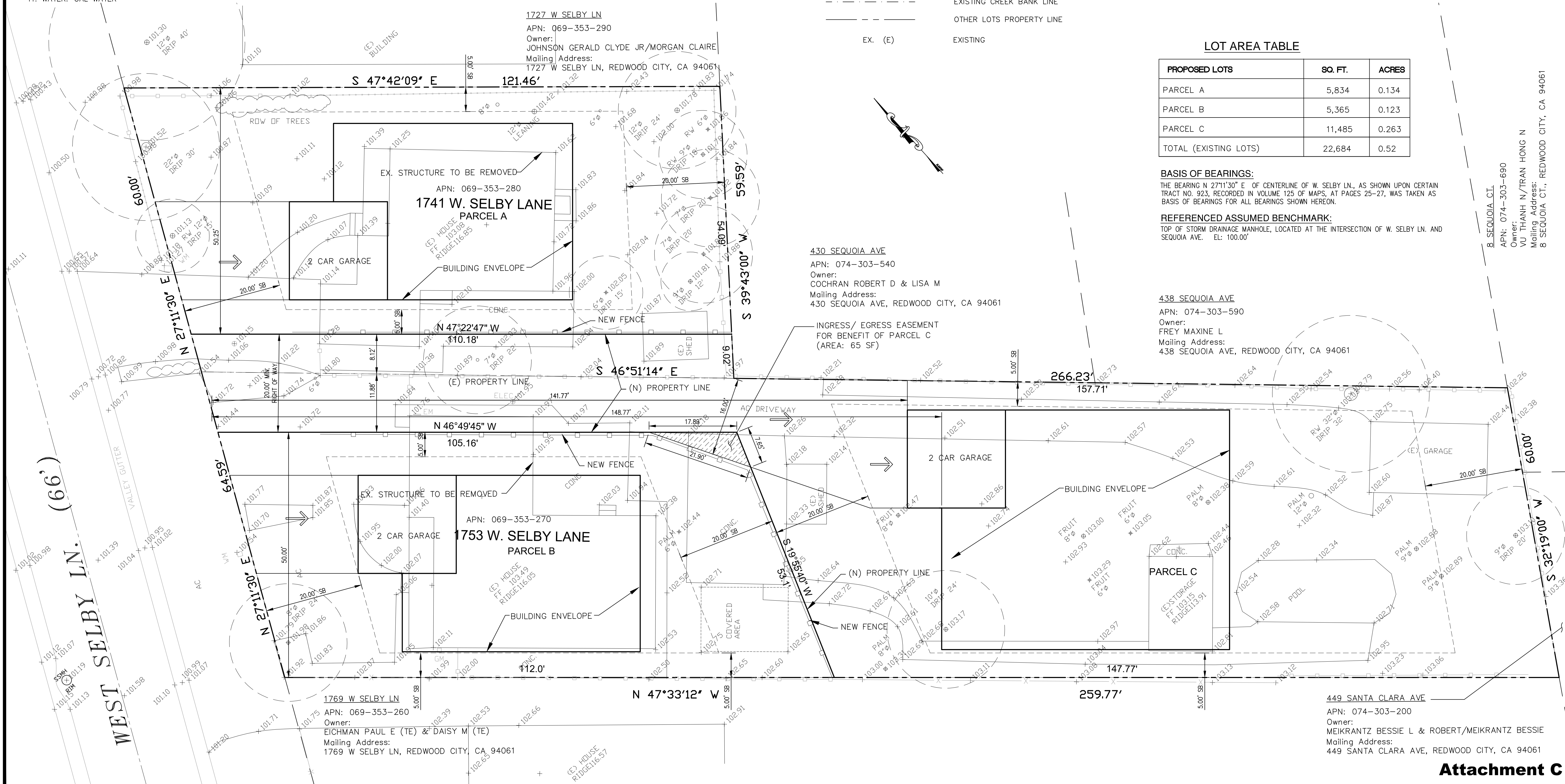
PROPOSED LOTS	SQ. FT.	ACRES
PARCEL A	5,834	0.134
PARCEL B	5,365	0.123
PARCEL C	11,485	0.263
TOTAL (EXISTING LOTS)	22,684	0.52

BASIS OF BEARINGS:

THE BEARING N 27°11'30" E OF CENTERLINE OF W. SELBY LN., AS SHOWN UPON CERTAIN TRACT NO. 923, RECORDED IN VOLUME 125 OF MAPS, AT PAGES 25-27, WAS TAKEN AS BASIS OF BEARINGS FOR ALL BEARINGS SHOWN HEREON.

REFERENCED ASSUMED BENCHMARK:

TOP OF STORM DRAINAGE MANHOLE, LOCATED AT THE INTERSECTION OF W. SELBY LN. AND SEQUOIA AVE. EL: 100.00'



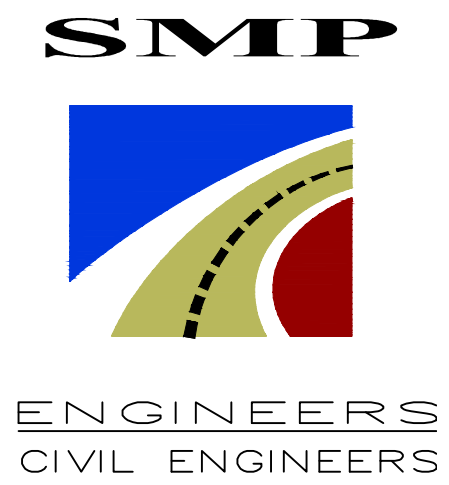
1727 W SELBY LN
APN: 069-353-290
Owner:
JOHNSON GERALD CLYDE JR/MORGAN CLAIRE
Mailing Address:
1727 W SELBY LN, REDWOOD CITY, CA 94061

430 SEQUOIA AVE
APN: 074-303-540
Owner:
COCHRAN ROBERT D & LISA M
Mailing Address:
430 SEQUOIA AVE, REDWOOD CITY, CA 94061

438 SEQUOIA AVE
APN: 074-303-590
Owner:
FREY MAXINE L
Mailing Address:
438 SEQUOIA AVE, REDWOOD CITY, CA 94061

1769 W SELBY LN
APN: 069-353-260
Owner:
EICHMAN PAUL E (TE) & DAISY M (TE)
Mailing Address:
1769 W SELBY LN, REDWOOD CITY, CA 94061

449 SANTA CLARA AVE
APN: 074-303-200
Owner:
MEIKRANTZ BESSIE L & ROBERT/MEIKRANTZ BESSIE
Mailing Address:
449 SANTA CLARA AVE, REDWOOD CITY, CA 94061



1534 CAROB LANE
LOS ALTOS, CA 94024
TEL: (650) 941-8055
FAX: (650) 941-8755
E-MAIL: SMPENGINEERS@YAHOO.COM

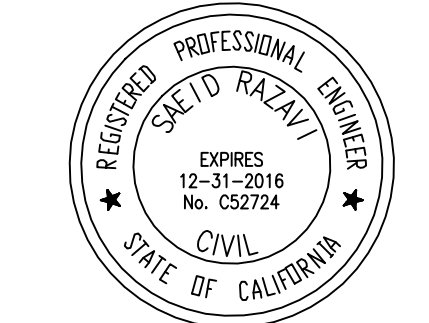
OWNER:
MASSOUD MODJTEHEDI
1753 SELBY LANE
REDWOOD CITY, CA 94061

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SMP ENGINEERS
CIVIL ENGINEERS

**TENTATIVE MAP
THREE (3) LOT SUBDIVISION
1741, 1753 W. SELBY LANE REDWOOD CITY, CA 94061
APN# 069-353-270 and 280**

Revisions:

PLN2014-00407



Date: JANUARY 4, 2016
Scale: 1"=10'
Prepared by: A.D.
Checked by: S.R.
Job #: 214117

Sheet:

Land #

069-353-270: \$ 1,121,978

069-353-280: \$ 440,582
County of San Mateo
Planning and Building Department

\$ 1,562,560

1/20/16

In-Lieu Park Fee Worksheet

[This formula is excerpted from Section 7055 of the County's Subdivision Regulations]

This worksheet should be completed for any residential subdivision which contains 50 or fewer lots. For subdivisions with more than 50 lots, the County may require either an in-lieu fee or dedication of land.

- For the parcel proposed for subdivision, look up the value of the land on the most recent equalized assessment roll. (Remember you are interested in the land only.)

Value of Land = \$ 1,562,560

- Determine the size of the subject parcel in acres.

Acres of Land = 0.52

- Determine the value of the property per acre.

- Set up a ratio to convert the value of the land given its current size to the value of the land if it were an acre in size.

<u>Formula:</u>	
$\frac{\text{Parcel Size in Acres (From Item 2)}}{1 \text{ Acre of Land}}$	$\frac{\text{Value of Subject Parcel (From Item 1)}}{\text{Value of Land/Acre}}$
<u>Fill Out:</u>	
<u>0.52</u> 1 Acre	<u>1,562,560</u> Value of Land/Acre

- Solve for X by cross multiplying.

<u>Formula:</u>	
Value of Land =	$\frac{\text{Value of the Subject Parcel (From Item 1)}}{\text{Size of the Subject Parcel in Acres (From Item 2)}}$ =
<u>Fill Out:</u>	
Value of Land =	$\frac{1,562,560}{0.52} = \$3,004,923$

4. Determine the number of persons per subdivision.

<u>Formula:</u>			
Number of New Lots Created*	X	2.75**	= Number of Persons Per Subdivision
*Example = A 2-lot split would = 1 newly created lot.			
<u>Fill Out:</u>			
<u>1</u>	X	2.75**	= <u>2.75</u>
**Average number of persons per dwelling unit according to the most recent federal census (2010).			

5. Determine the parkland demand due to the subdivision.

<u>Formula:</u>			
Number of Persons Per Subdivision (From Item 4)	X	.003*** Acres/Person	= Parkland Demand
<u>Fill Out:</u>			
<u>2.75</u>	X	.003*** Acres/Person	= <u>.00825</u>
***Section 7055.1 of the County's Subdivision Ordinance establishes the need for .003 acres of parkland property for each person residing in the County.			

6. Determine the parkland in-lieu fee.

<u>Formula:</u>			
Parkland Demand (From Item 5)	X	Value of the Land/Acre (From Item 3.b)	= Parkland In-Lieu Fee
<u>Fill Out:</u>			
<u>.00825</u>	X	<u>3,004,923</u>	= <u>\$24,790.61</u>