

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

DATE: August 3, 2017

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Use Permit Renewal, pursuant to Section 6500 of the San Mateo County Zoning Regulations, to allow the continued operation of a residential care home for thirteen (13) ambulatory adults located at 695 Fifth Avenue in the unincorporated North Fair Oaks area of San Mateo County.

County File Number: PLN 1999-00562 (Mateo Lodge, Inc.)

PROPOSAL

The applicant is proposing to continue using the site as a residential care home for thirteen (13) ambulatory adults. No expansion or intensification of the building or use is proposed.

RECOMMENDATION

Staff is recommending that the Zoning Hearing Officer approve the Use Permit Renewal, County File No. PLN 1999-00562, for the residential care home by making the required findings and adopting the conditions of approval listed in Attachment A of this report.

BACKGROUND

Report Prepared By: Tiare Peña, Project Planner, Telephone 650/363-1850

Applicant: Ian Adamson

Owner: Mateo Lodge, Inc.

Location: 695 Fifth Avenue, Redwood City

APN: 060-034-030

Size: 9,000 sq. ft.

Existing Zoning: R-1/S-73 (Single-Family Residential/5,000 sq. ft. minimum parcel size)

General Plan Designation: Medium Density Residential

Sphere-of-Influence: City of Redwood City

Existing Land Use: Residential Care Facility for 13 Ambulatory Adults

Water Supply: Existing Water Connection with the City of Redwood City

Sewage Disposal: Existing Sewer Connection with the City of Redwood City

Flood Zone: Flood Zone C, Area of Minimal Flooding; Panel 060311 0252 B; Effective date: July 5, 1984

Environmental Evaluation: This project is exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act related to continuation of existing facilities.

Setting: The two-story residential care home is located on the corner of Fifth Avenue and Fair Oaks Avenue in the unincorporated North Fair Oaks area. The home and yard are well maintained and are compatible with the surrounding R1/S-73 residential uses in the vicinity. The facility and parking areas have been modified to accommodate up to 13 occupants in nine bedrooms with sufficient off-street parking available for nine vehicles.

Chronology:

<u>Date</u>		<u>Action</u>
October 20, 1972*	-	Original use permit approved to allow residential care for 10 ambulatory adults (X7D-2472).
*Since 1972, this Use Permit has been renewed in a timely manner.		
October 15, 2016	-	Current Renewal Application received.
February 17, 2017	-	Referred to North Fair Oaks Council for comment. None received, as this project is a renewal for Use Permit with no complaints, it is not necessary to be scheduled for a council meeting.
August 3, 2017	-	Zoning Hearing Officer Public Hearing.

DISCUSSION

A. COMPLIANCE WITH THE CONDITIONS OF THE LAST APPROVAL

Planning Division

- 1. The permit shall be valid for five years, subject to renewal on or before January 8, 2016, or upon amendment of the use permit if prior to January 9, 2016. The applicant shall submit an application for renewal six months prior to expiration, to the Planning and Building Division.**

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes, but modified to reflect the following: The permit shall be valid for seven years, subject to renewal on or before August 3, 2024. The applicant shall submit an application for renewal six months prior to expiration, to the Planning and Building Division. Minor revisions or modifications to the project may be approved by the Community Development Director if they are consistent with the intent of and in substantial conformance with this approval.

- 2. The applicant shall obtain a building permit prior to conducting any expansion or internal structural alterations or improvements.**

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

- 3. The applicant or owner shall comply with all requirements of the State of California Department of Social Services and shall remain licensed for the period covered by this use permit. These licenses shall be available for Planning Staff review at any time during the duration of this permit.**

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

Redwood City Fire Protection District

- 4. This facility is to comply with all applicable provisions of the California Building Code, Volume 1, Title 24, Part 2, Sections 308 and 310, as well as all sections outlining submittal criteria.**

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

5. The Redwood City Fire Department shall represent the State Fire Marshal's Office for inspection purposes, as well as contribute to joint agency regulation.

Compliance with Condition? Yes.

Recommend to Retain Condition? Yes.

B. REQUIRED FINDINGS

The subject property is zoned for single-family residential development. Section 6500(c), of the San Mateo County Zoning Regulations, allows rest homes within any district outside the Coastal Zone, when found to be necessary for the public health, safety, convenience or welfare, with a conditional use permit. A conditional use permit was granted for this facility in 1972 and has operated in compliance with all regulations and has been violation free. The facility serves to provide a safe haven for ambulatory adults and staff believes that the facility is necessary for the public health, safety, convenience and welfare because it meets the needs for specialized living opportunities for a segment of the population.

In order to grant the Use Permit Renewal, the Zoning Hearing Officer must find that the use, under the circumstances of the particular case and as conditioned, will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood. The Residential Care Facility has been in operation at this location since 1972 and has operated in compliance with all regulations and has been violation free since that time. The facility has applied for all required renewals, and has been in compliance with all conditions of approval and meets the needs of providing specialized health/residential services in San Mateo County. This use will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

C. ENVIRONMENTAL REVIEW

The project is categorically exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act related to the continued operation of existing facilities.

D. REVIEWING AGENCIES

Reviewing Agency	Recommendation	Conditions
Building Inspection Section	Approval	None
Public Works Department	Approval	None
Redwood City Fire	Approval	Yes
North Fair Oaks Community Council	No comments	

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Location Map
- C. Site Plan
- D. Floor Plans

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 1999-00562

Hearing Date: August 3, 2017

Prepared By: Tiare Peña
Project Planner

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the project is exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act related to the continued operation of existing facilities.

Regarding the Use Permit, Find:

2. That the continued operation of the residential care facility as it currently operates and as conditioned through the renewal of this permit, is necessary for the public health, safety, convenience or welfare and will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood. Staff has reviewed the file and has found that since its inception, the facility has operated complaint free. Staff also visited the site and has determined that the facility is in compliance with all previous conditions of approval, therefore, this finding can be made.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the residential care home described in this report submitted to and approved by the Zoning Hearing Officer on August 16, 2017. Minor revisions or modifications to the project may be made subject to the review and approval of the Community Development Director if they are in substantial conformance with this approval.
2. The permit shall be valid for seven years, subject to renewal on or before August 3, 2024, or upon amendment of the use permit if prior to August 3, 2024. The applicant shall submit an application for renewal six months prior to expiration to the Planning and Building Department by March 3, 2024.
3. The applicant shall obtain a building permit prior to conducting any expansion or internal structural alterations or improvements.

4. The applicant or owner shall comply with all requirements of the State of California Department of Social Services and shall remain licensed for the period covered by this use permit. These licenses shall be available for Planning Staff review at any time during the duration of this permit.

Redwood City Fire Protection District

5. This facility is to comply with all applicable provisions of the California Building Code, Volume 1, Title 24, Part 2, Sections 308 and 310, as well as all sections outlining plan submittal criteria.
6. The Redwood City Fire Department shall represent the State Fire Marshal's Office for inspection purposes, as well as contribute to joint agency regulation.

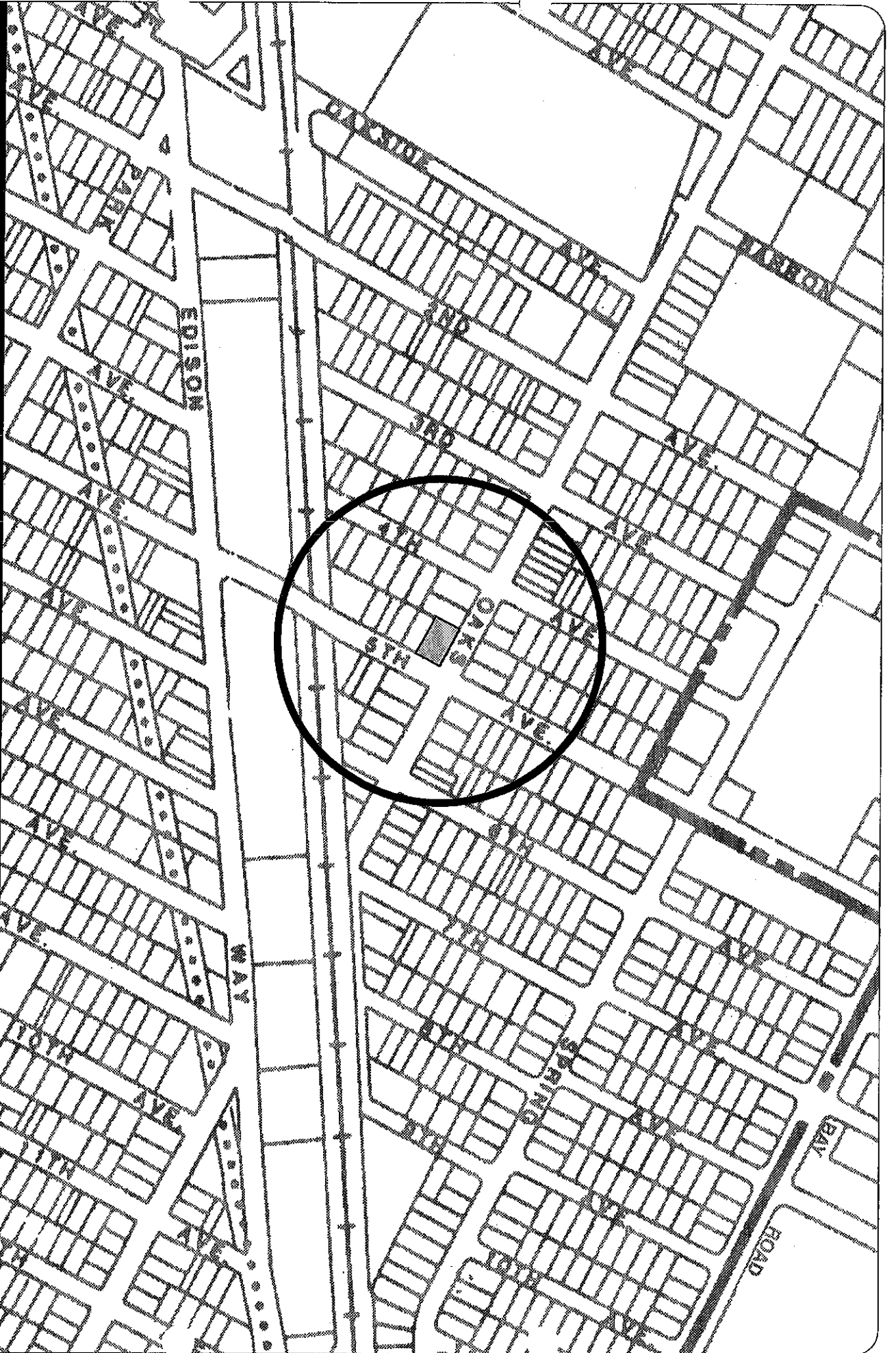
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San Mateo County Zoning Hearing Officer

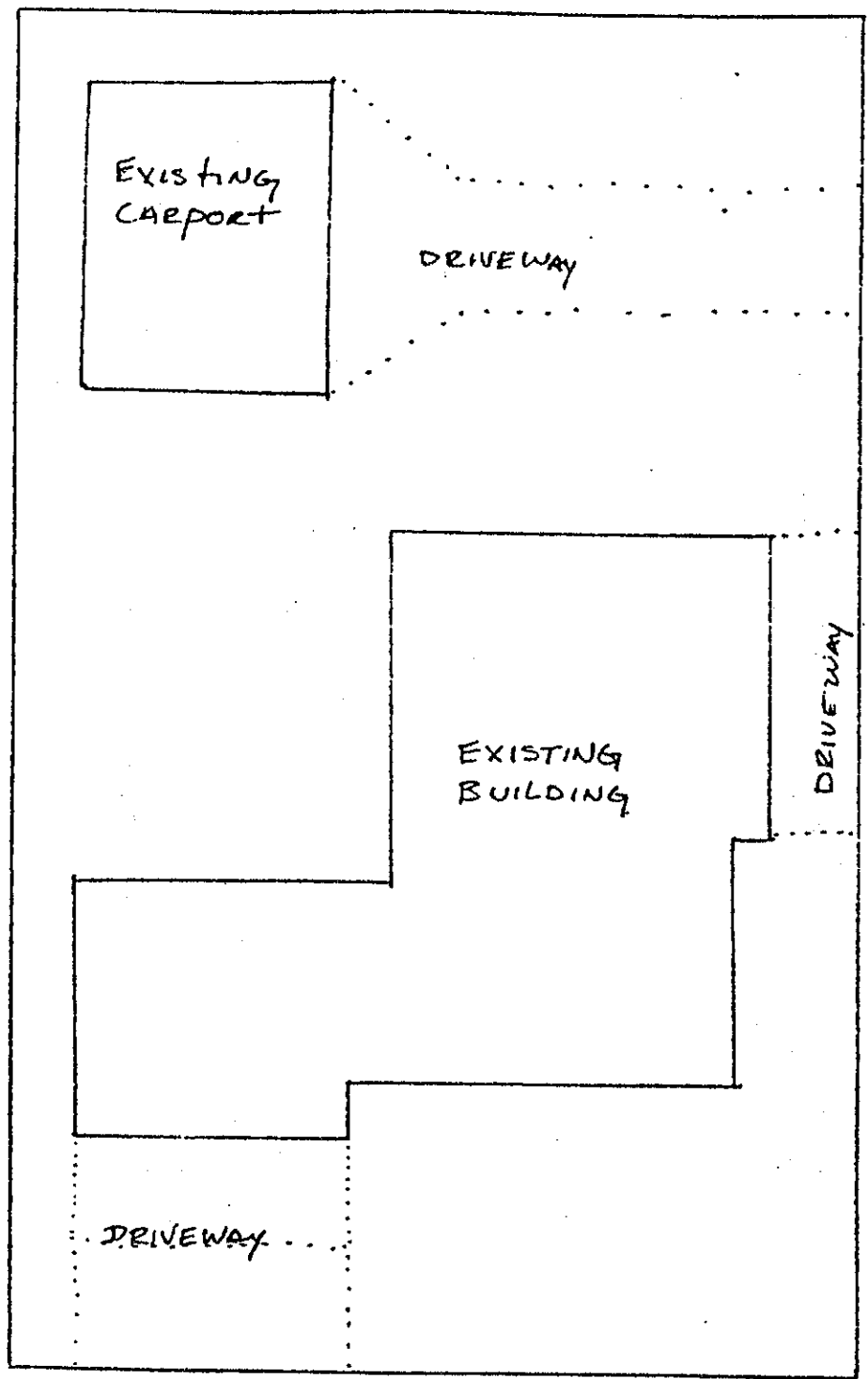
Applicant: Mateo Lodge Inc.

File Numbers: PLN 1999-00562

Attachment: B



FAIR OAKS AVE.



5th AVE.

San Mateo County Zoning Hearing Officer

Applicant: Mateo Lodge Inc.

File Numbers: PLN 1999-00562

Attachment: C

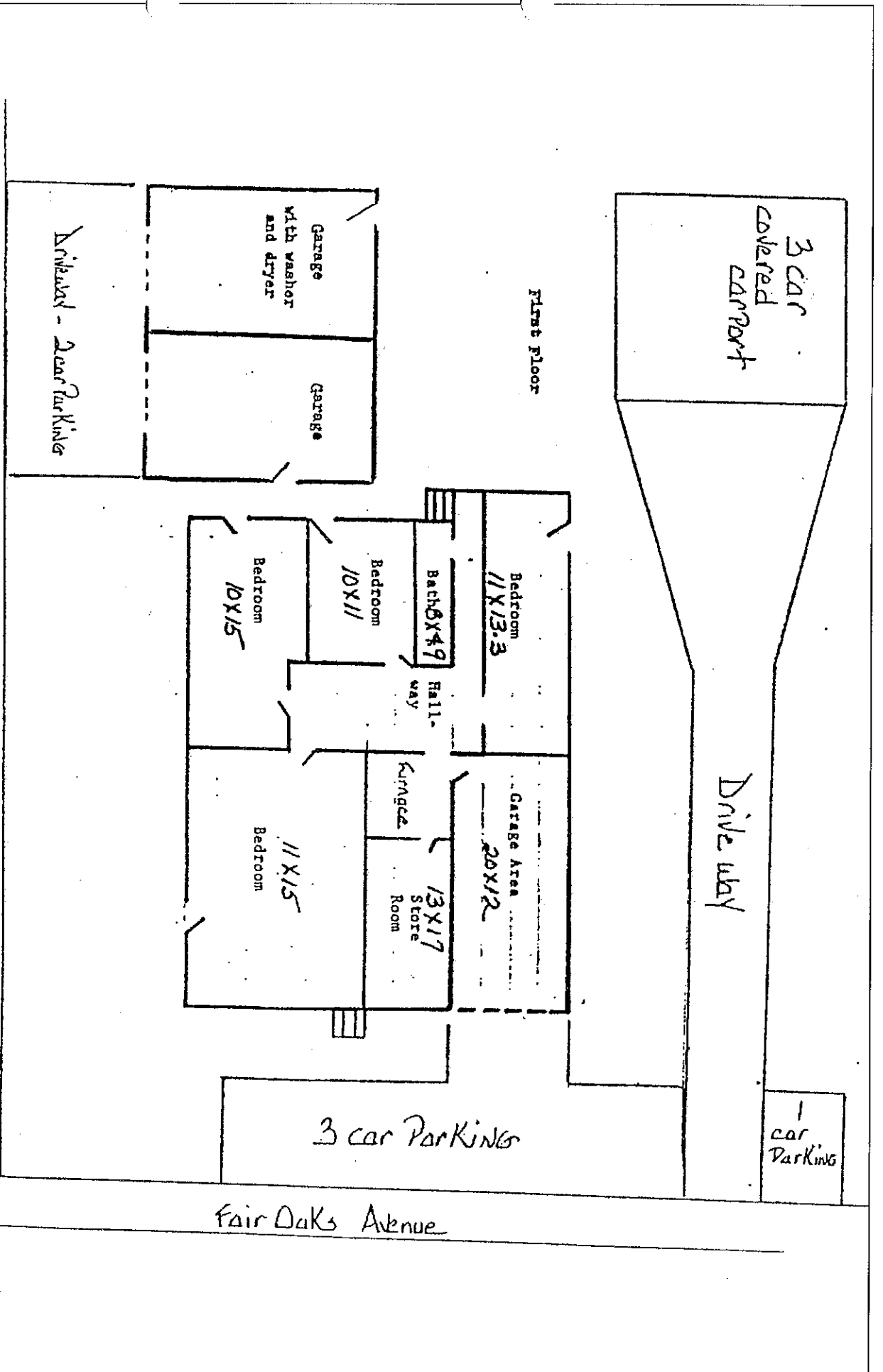


San Mateo County Zoning Hearing Officer's Meeting

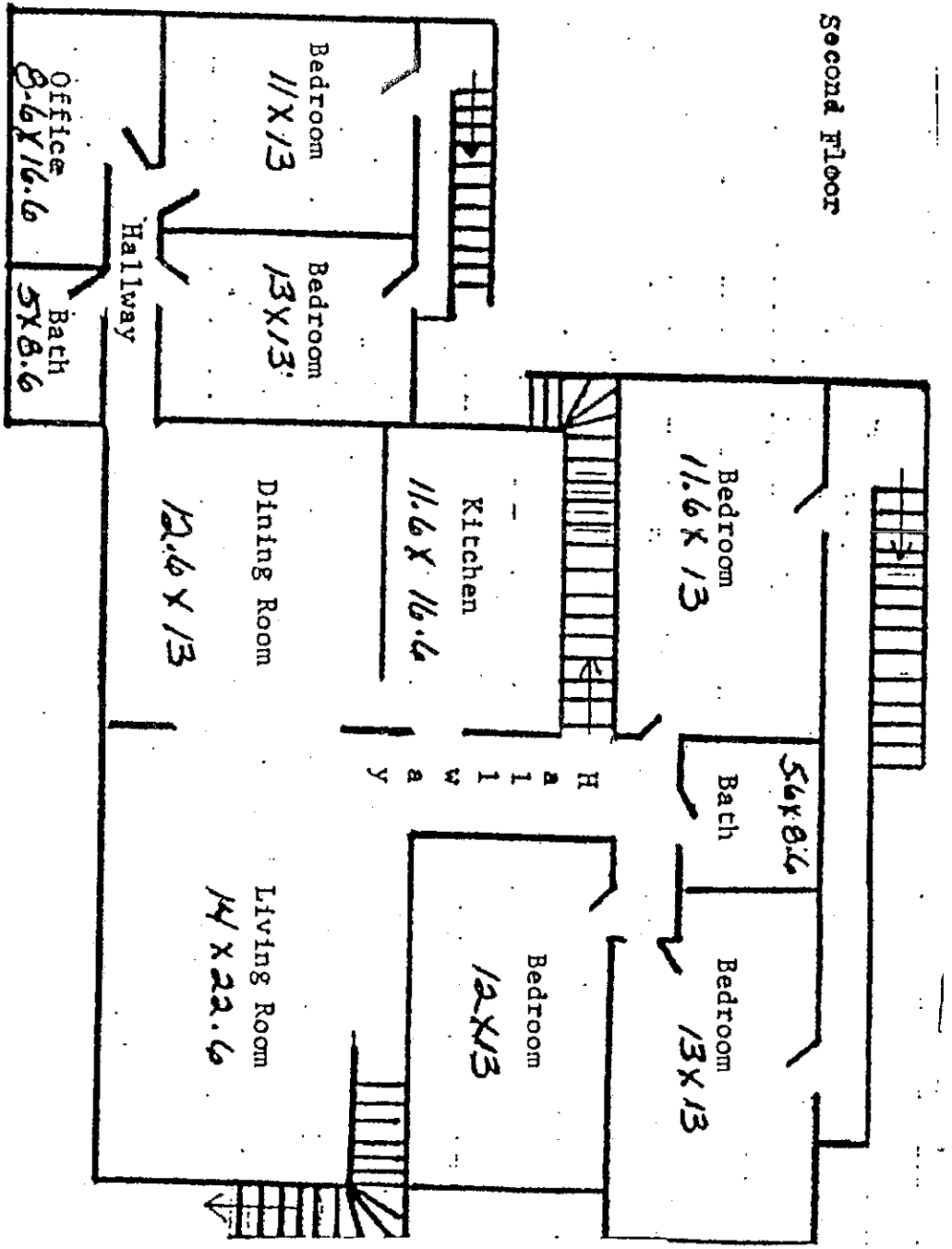
Owner/Applicant: **Mateo Lodge Inc.**

File Numbers: **PLN 1999-00562**

Attachment: **D.1**



Second Floor



Fifth Avenue

Fair Oaks Avenue

San Mateo County Zoning Hearing Officer's Meeting

Owner/Applicant: Mateo Lodge Inc.

File Numbers: PLN 1999-00562

Attachment: D-2

