

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

DATE: December 6, 2018

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 continued use of a 44-bed residential care facility for non-ambulatory persons over 62 years of age located at 777 Bayview Drive, in the unincorporated Devonshire area of San Mateo County.

County File Number: PLN 2001-00567 (Loncar)

PROPOSAL

The applicant proposes to renew their use permit to allow the continued use of an existing residential care facility licensed for 44 non-ambulatory residents over 62 years of age. There are no changes proposed to the facility.

RECOMMENDATION

Approve the Use Permit Renewal, County File Number 2001-00567, by making the required finding and adopting the conditions of approval listed in Attachment A.

BACKGROUND

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

Applicant/Owner: Violet Loncar

Location: 777 Bayview Drive, San Carlos

APN: 049-103-220

Size: 1.84 acres

Existing Zoning: R-1/S-71/DR (Single Family Residential, 5,000 sq. ft. minimum lot size/Design Review)

General Plan Designation: Medium Density Residential (6.1 – 8.7 d.u./a.c.)

Existing Land Use: Senior Residential Care Facility

Flood Zone: FEMA Flood Insurance Rate Map designation indicates parcel as Zone X, Area of Minimal Flooding Community Parcel No. 06081 C0285E, dated October 16, 2012.

Environmental Evaluation: Categorically Exempt under Provisions of Class 1, Section 15301 of the California Environmental Quality Act Guidelines; Continued use of an existing facility.

Setting: The parcel contains the existing 13,377 sq. ft, two-story structure built expressly as an elderly care facility and completed in November 2000. Due to the hilly topography of the area and existing dense vegetation, the property is partially screened from adjacent properties and uses. The surrounding area is predominately developed with single-family homes. The previous building located on the site was permitted and used for elderly care and operated from 1950-1990. This site is secured with automatic gates, fences and cameras. There is outside parking for 13 vehicles on-site and parking/loading facilities underneath the building.

DISCUSSION

A. COMPLIANCE WITH CONDITIONS OF THE LAST APPROVAL

All of the use permit's 2007 conditions of approval are assessed below with regard to compliance and if the conditions should be either retained or revised. Staff recommends that some conditions, as indicated, be dropped in instances where the condition: (1) has been complied with, or (2) is no longer deemed feasible or necessary by the responsible department.

Current Planning Section

1. This permit shall be for the establishment of a 44-person elderly care facility. Any additional improvements or proposed intensification of the use shall require an amendment to PLN 2001-00567. The term of this use permit shall be for five years, with renewal on January 4, 2012.

Compliance with condition? Yes.

Recommend to retain condition? Yes, but modified to: This permit shall be for a 44 person elderly care facility. Any additional improvements or proposed intensification of the use shall require an amendment to PLN 2001-00567. The term of this use permit shall be for seven years, with renewal required by December 6, 2025. The applicant shall submit a use permit renewal application and pay applicable fees for renewal six months prior to expiration.

2. The maximum amount of signage shall be a total of 12 square feet. The applicant shall submit final signage plan to the project planner for review and approval to the satisfaction of the Community Development Director.

Compliance with condition? Yes.

Recommend to retain condition? Yes. There are currently no signs on the building, therefore the condition should be retained.

3. The visitation hours shall be limited to between 8:00 a.m. and 9:00 p.m. daily.

Compliance with condition? Yes.

Recommend to retain condition? Yes.

Environmental Health Division

4. The applicant shall maintain its permit from the State Department of Social Services, 851 Traeger Avenue, Suite 360, San Bruno, CA 94066; Telephone 650/266-8800. Future administrative reviews and renewals of this use permit shall require the applicant to submit proof of the most current and updated operating permit.

Compliance with condition? Yes.

Recommend to retain condition? Yes.

B. COMPLIANCE WITH USE PERMIT FINDING

In order to continue the operation of this facility the following use permit finding is necessary:

“That the establishment, maintenance and conducting of the use, as proposed and conditioned, will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.”

Staff has reviewed the project file, conducted a site inspection, reviewed previous conditions of approval and finds no letters in the project file concerning non-compliance with Current Planning Section requirements or issues from neighboring parcels in the vicinity. Therefore, the required finding for this project can be made.

C. REVIEWING AGENCIES

	APPROVE	CONDITIONS	DENY
Building Inspection Section	X	None	
Department of Public Works	X	None	
Environmental Health Services	X	Yes (see Section A)	

ATTACHMENTS

- A. Recommended Finding and Conditions of Approval
- B. Location Map
- C. Site 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 2001-00567 Hearing Date: December 6, 2018

Prepared By: Tiare Peña
Project Planner

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

For the Use Permit Review, Find:

1. That the establishment, maintenance and conducting of the use, as conditioned, will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.

For the Environmental Review, Find:

2. That the project is Categorically Exempt under Provisions of Class 1, Section 15301 of the California Environmental Quality Act Guidelines, continuation of an existing use.

RECOMMENDED CONDITIONS OF APPROVAL

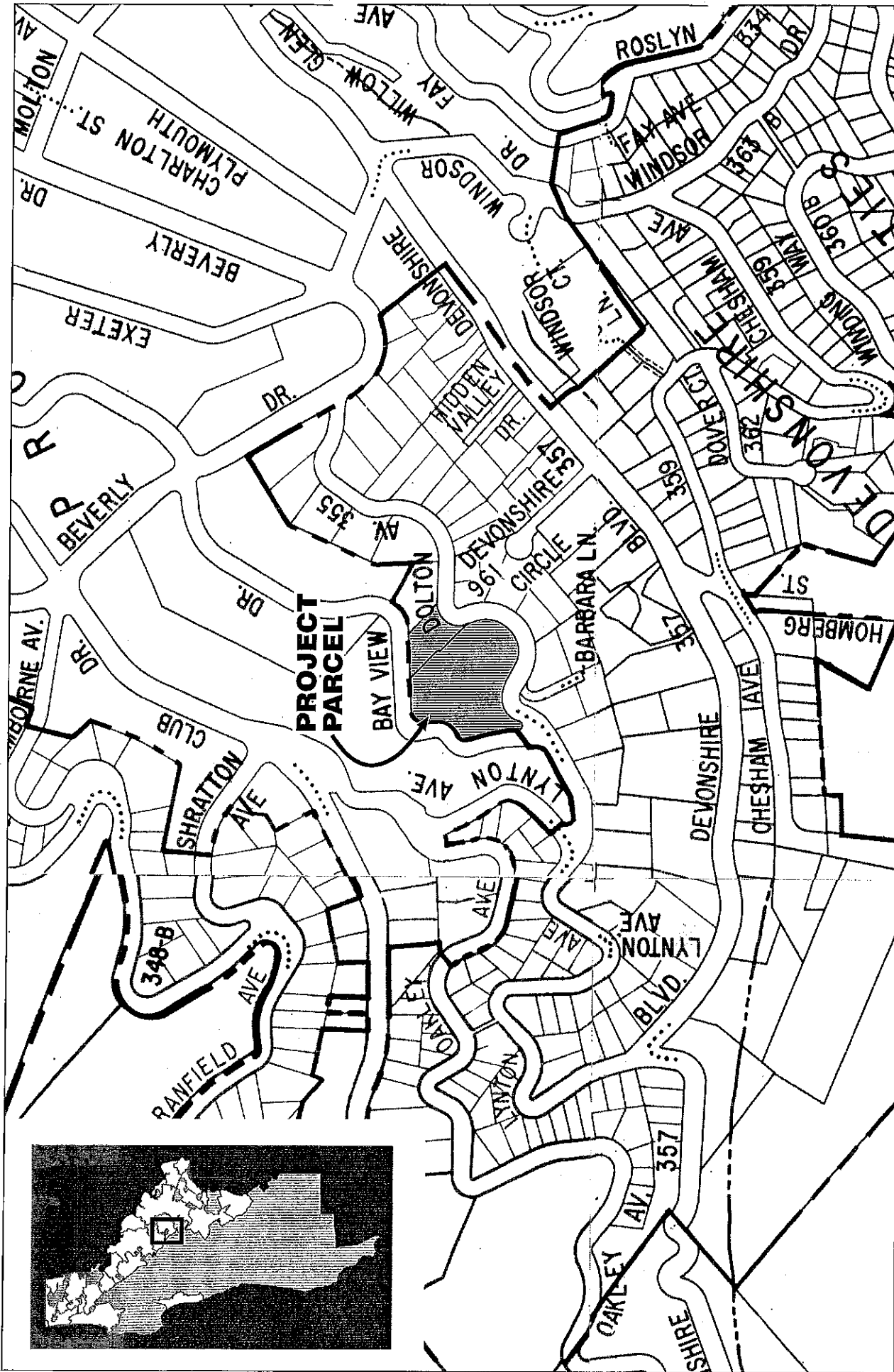
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2. The maximum amount of signage shall be a total of 12 square feet. The applicant shall submit final signage plan to the project planner for review and approval to the satisfaction of the Community Development Director.
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Environmental Health Services

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San Mateo County Zoning Hearing Officer Meeting

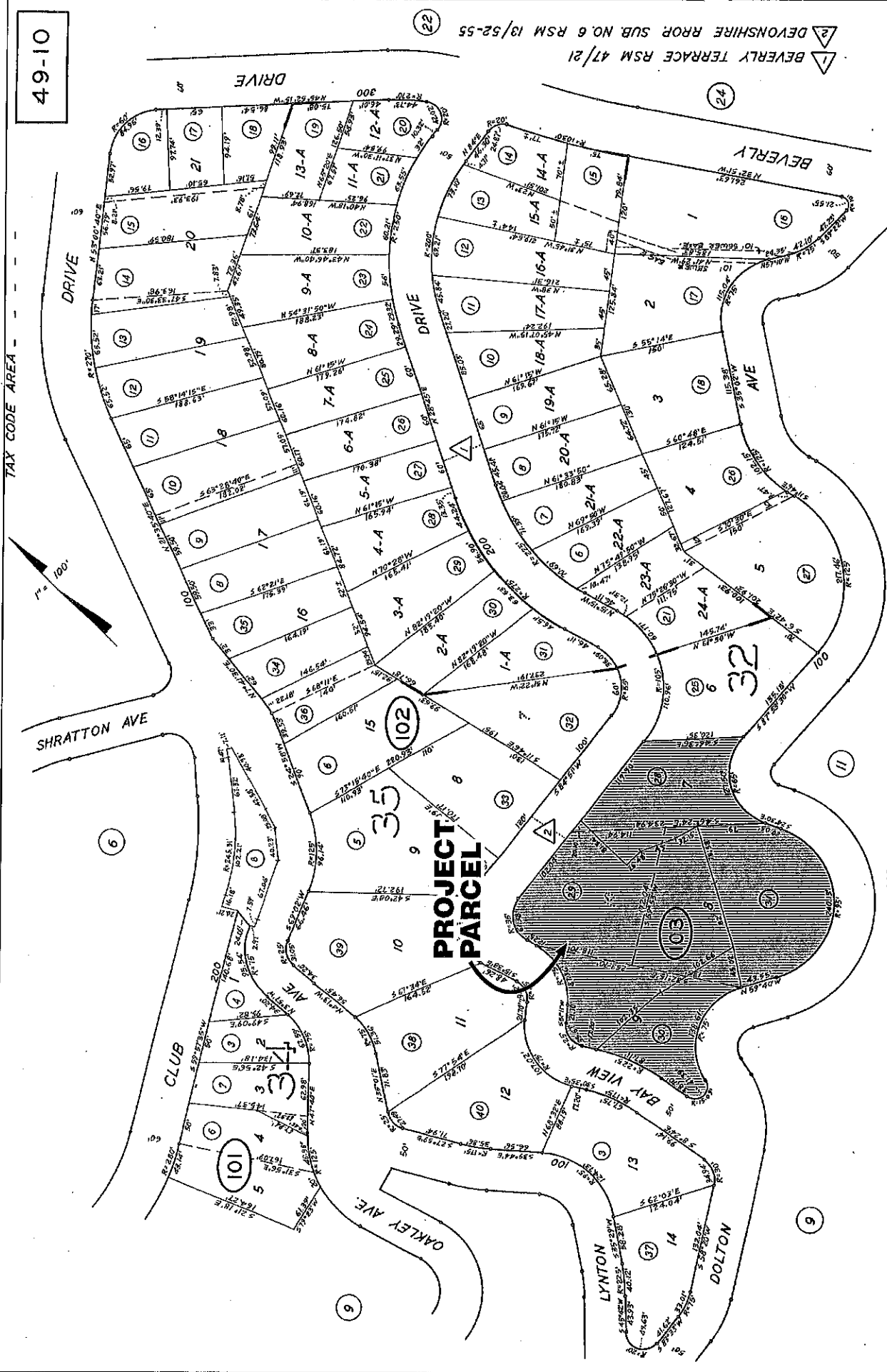
Applicant:

Attachment: B

File Numbers: PLN2001-00567



49-10



ASSESSOR'S MAP COUNTY OF SAN MATEO CALIF.

San Mateo County Zoning Hearing Officer Meeting

Applicant:

File Numbers: PLN2001-00567

Attachment: C



1 BEVERLY TERRACE RSM 47/21
 2 DEVONSHIRE RROR SUB NO. 6 RSM 13/52-55