

Board Meeting Date: October 17, 2023

Special Notice / Hearing: 10 Day Public Notification/500-foot notice

Vote Required: Majority

TO: Honorable Board of Supervisors

FROM: Steve Monowitz, Community Development Director

SUBJECT: EXECUTIVE SUMMARY: Consideration of a General Plan Map Amendment, Zoning Map Amendment, Use Permit, and Lot Merger for a new 69 room hotel located at 2567 El Camino Real in the unincorporated North Fair Oaks area.

County File Number: PLN 2021-00081 (Chen)

PROPOSAL

The applicant is seeking a Use Permit to construct a new 18,715 sq. ft. hotel with 69 guest rooms and 48 parking spaces at 2567 El Camino Real in the unincorporated community of North Fair Oaks. The proposed hotel would span across 3 parcels (APN's 054-261-220, 054-261-230, and 054-261-210). The parcel identified as APN 054-261-210, at 11 Northumberland Avenue, is currently zoned R-3/S-5 (Multiple-family Residential/S-5 Combining District) and has a General Plan Designation of "Multi-family Residential". The applicant proposes to rezone this parcel to CMU-1 (Commercial Mixed Use-1) and amend the General Plan land use designation to Commercial Mixed Use (Medium High Density) to be consistent with the two other project parcels that front El Camino Real. Upon approval of the rezone and general plan map amendments, the three project parcels will be merged to create one 12,488 sq. ft. corner parcel to support the proposed hotel development. The existing commercial buildings on site will be demolished. Minimal grading (79 cubic yards of cut and 172 cubic yards of fill) is necessary for the project and no tree removal is proposed.

RECOMMENDATION

Public hearing to consider a General Plan Map Amendment, Zoning Map Amendment, Use Permit, and Lot Merger for a new 69 room hotel located at 2567 El Camino Real in the unincorporated North Fair Oaks area.

- A) Open public hearing
- B) Close public hearing
- C) Recommendation to:

1. Adopt a resolution amending the San Mateo County General Plan Land Use Map to change the land use designation of APN 054-261-210 from Multi-family Residential to Commercial Mixed Use; and
2. Adopt an ordinance amending Chapter 2 of Division VI of the San Mateo County Ordinance Code (Zoning Annex) to revise the zoning maps, Appendix A, to change the zoning for APN 054-261-210 from R-3/S-5 (Multiple-family Residential/S-5 Combining District) to CMU-1 (Commercial Mixed Use-1), previously introduced to the Planning Commission on July 26, 2023, and waive reading of the ordinance in its entirety; and
3. Authorize the Lot Merger and approve the Use Permit, County File Number PLN 2021-00081, by making the required findings and adopting the conditions of approval listed in Attachment A; and
4. Determine that no additional environmental review is required pursuant to Section 15168(c) of the California Environmental Quality Act Guidelines.

SUMMARY

The proposed Hotel Project has been evaluated and found to be in compliance with applicable Zoning, General Plan, and North Fair Oaks Community Plan policies with regards to visual quality, soil resources, water and wastewater policies, earthwork operations, and transportation policies, and design standards for private development. As shown in the traffic study the project is anticipated to generate 277 daily trips which is less than the 500 daily trips that would trigger a traffic study. Additionally, the project meets the screening criteria that exempt the project from further Vehicle Miles Traveled (VMT) analyses as the project is within a high-quality transit corridor/transit priority area, does not provide more parking than is required of the project, and would not displace affordable housing. Due to the estimated daily trips and the transient nature of the business no traffic congestion or traffic spillover into residential areas is anticipated.

All findings required for approval of the rezoning and general plan map amendment can be made as the project would revitalize the area by providing jobs and new amenities for visitors to the community, and renewed investment in the parcels through redevelopment. The rezoning would support the proposed hotel and is compatible with adjacent multi-family zoning, which will act as a buffer from lower density single-family development in the area.

The North Fair Oaks Community Council (NFOCC) considered the project on November 17, 2022. The NFOCC voted 3 to 2, with 2 council members absent, to provide a recommendation that the Board of Supervisors approve the hotel project.

The Planning Commission considered the project on July 26, 2023. During the hearing the applicant addressed concerns about displacing current residents living in the 4 units

on site. The applicant committed to relocating all current commercial and residential tenants. The Planning Commission voted unanimously to recommend approval of the project.

ENVIRONMENTAL EVALUTATION

The proposed project was analyzed in the context of the 2011 Program Environmental Impact Report (Program EIR) for the North Fair Oaks Community Plan, which evaluated planned development in the North Fair Oaks area, including the project site. Staff determined that no new environmental impacts will occur and no new mitigation measures are required, as documented in the North Fair Oaks EIR consistency analysis provided as Attachment H. Therefore, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15168(c), no additional environmental review is required as the project is within the scope of the Program EIR. In addition to the conditions of approval proposed for this project, the project will implement all applicable mitigation measures adopted in the Program EIR.

FISCAL IMPACT

Approval of the requested project permits and modifying the land use designation and zoning for one project parcel would result in no fiscal impact to Net County Cost.

ⁱ These zoning and General Plan amendments are included in the larger North Fair Oaks rezoning and General Plan amendments also being considered by the Board of Supervisor at its meeting of October 17, 2023. They have been included with this project to allow the project to be considered independently in the event that the larger zoning and General Plan amendments are not approved.