

ORDINANCE NO. _____
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

* * * * *

**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)**

The Board of Supervisors of the County of San Mateo, State of California,
ORDAINS as follows

SECTION 1. Findings. The Board of Supervisors of the County of San Mateo
("County") hereby finds and declares as follows:

WHEREAS, on March 10, 2021, the applicant, Dazhi Chen, submitted an application for a General Plan Map Amendment, Zoning Map Amendment, Lot Merger, and Use Permit to assign a General Plan land use designation of "Commercial Mixed Use" (from "Multi-family residential") and zoning designation of "Commercial Mixed Use (CMU-1)" (from "Multiple-family residential S-5 Combining District (R-3/S-5)") to a 5,000 sq. ft. parcel located at 11 Northumberland Avenue (APN 054-261-210) in the unincorporated North Fair Oaks area of San Mateo County, and to develop a new 18,715-square-foot hotel with 69 guest rooms (PLN 2021-00081); and

WHEREAS, the proposed project is within the scope of the 2011 Program Environmental Impact Report (Program EIR) for the North Fair Oaks Community Plan, as documented in the North Fair Oaks consistency analysis attached to the board memorandum accompanying this ordinance, and it was determined that no new effects will occur and no new mitigation measures are required; and

WHEREAS, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15168(c), no additional environmental review is required as the proposed project is within the scope of the Program EIR; and

WHEREAS, on July 26, 2023, the County Planning Commission at its duly noticed public hearing considered the proposal described above and recommended approval of the zoning map amendment; and

WHEREAS, on October 17, 2023 the Board of Supervisors at its duly noticed public hearing considered the proposed zoning amendment; and

WHEREAS, the Board finds that the zoning map amendment meets the public necessity, convenience, and the general welfare of the community as the proposed zoning will match the existing zoning of adjacent parcels in common ownership, is consistent with the surrounding unincorporated area's zoning designation, and will support the commercial development of the parcel, which will bring jobs to and revitalize the area while maintaining consistency with the zoning standards and surrounding commercial and high density residentially developed parcels.

SECTION 2. Section 6115 of Chapter 2 of Part One of Division VI of the San Mateo County Ordinance Code (Zoning Maps), Appendix A, shall be amended to assign the zoning designation of CMU-1 to the parcel located at 11 Northumberland Avenue (APN 054-261-210).

SECTION 3. The Clerk shall publish this ordinance in accordance with applicable law.

SECTION 4. This Ordinance shall be effective thirty (30) days from the passage date thereof.

* * * * *