



BOARD OF SUPERVISORS

Board of Supervisors Chambers
400 County Center, Redwood City

ITEM 11

Owner: **N/A**
Applicant: **San Mateo County Planning and Building Department**
File Number: **N/A**
Location: **Unincorporated North Fair Oaks**
APN: **Various**

Project Description:

A zoning map and text amendment and general plan map and text amendment to streamline, clarify, and make consistent with state law the existing NMU, NMU-ECR, CMU-1, -2, and -3 mixed use zoning regulations in North Fair Oaks, to rezone multiple R-1 and R-3 -zoned parcels along El Camino Real and Middlefield Road to the adjacent NMU, CMU-1 and CMU-3 zoning designations, and to amend the North Fair Oaks Community Plan for clarity and consistency.



PROJECT DESCRIPTION

The North Fair Oaks Rezoning and General Plan Amendment Project

A zoning map and text amendment and general plan map and text amendment to streamline, clarify, and make consistent with state law the existing NMU, NMU-ECR, CMU-1, -2, and -3 mixed use zoning regulations in North Fair Oaks, to rezone multiple R-1 and R-3 -zoned parcels along El Camino Real and Middlefield Road to the adjacent NMU, CMU-1 and CMU-3 zoning designations, and to amend the North Fair Oaks Community Plan for clarity and consistency.



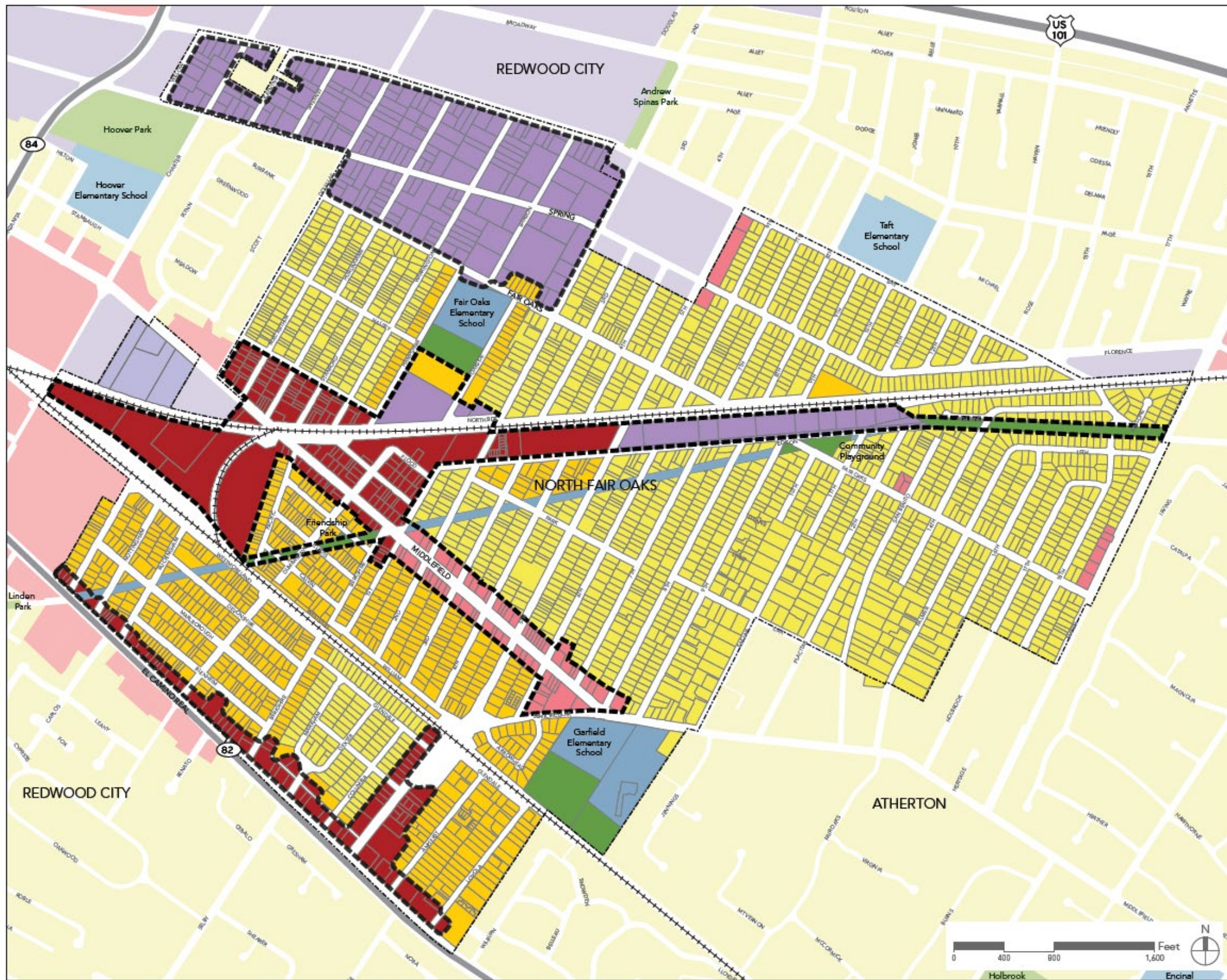
PROJECT DESCRIPTION

- A resolution certifying the Environmental Impact Report and adopting a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program for the North Fair Oaks Rezoning and General Plan Amendment Project;
- An ordinance (1) amending the County Zoning Regulations Chapters 21C (NMU Neighborhood Mixed Use Zoning District), Chapter 28.1, (Standards For The Design Of Commercial Structures On Middlefield Road In North Fair Oaks), Chapter 29 (Design Review and Site Development Permit), 29.1 (CMU-1 Zoning District), 29.2 (CMU-2 Zoning District), 29.3 (NMU-ECR Zoning District), and 29.4 (CMU-3 Zoning District); and (2) amending the County Zoning Maps
- A resolution amending the text of the North Fair Oaks Community Plan, and the San Mateo County General Plan Land Use Maps to change the land use designations for specified areas in North Fair Oaks from Medium High Density Residential to High Density Residential and Mixed-use land use categories.



BACKGROUND

- North Fair Oaks Community Plan adopted 2011
- Plan establishes goals for development of NFO over the next 25 years
- Subsequent adoption of zoning districts implementing the development standards in the Plan
- CMU-1, CMU-2, CMU-3, NMU, NMU-ECR districts
- High-density mixed-use residential zoning districts
- Ground floor commercial, high-density residential above ground floor
- Densities from 60 – 120 units/acre
- Various discretionary permitting and approval processes, design regulations





PROJECT DESCRIPTION

1. Expand high-density mixed-use residential zoning in two areas:
 - El Camino/Blenheim
 - Middlefield/Huntington
2. Modify and improve existing mixed-use zoning regulations (NMU, CMU), design standards, and Community Plan standards to:
 - Correct errors and inconsistencies
 - Apply best practices, lessons learned
 - Conform to new State laws, particularly Density Bonus Law
 - Facilitate housing production



BACKGROUND

- In 2020, BOS directed staff to pursue State grants to fund amendments to the North Fair Oaks Community Plan and associated zoning
- County received SB 2 and LEAP grants
- Consultant team
 - Wilson Roberts and Todd
 - Rincon Consulting
 - W-Trans
 - Peninsula Conflict Resolution Center
 - Nuestra Casa
 - Martha Miller Planning



TIMELINE

- Project Initiation (February-March 2022)
- Community Outreach Kickoff, Existing Conditions Analysis, Environmental Analysis Scoping (April-June 2022)
- Development of Zoning and General Plan Draft Alternatives (July-November 2022)
- Draft Zoning Regulation Amendments with Draft Environmental Report (December 2022–February 2023)
- Final Draft Zoning & General Plan Amendments with Final EIR (March-July 2023)
- North Fair Oaks Community Council final review and recommendation (April 27, 2023)
- County Planning Commission final review and recommendation (June 21, 2023)



OUTREACH

- Extensive outreach
- Focus groups
- Stakeholder interviews
- Community Survey
- Pop-ups
- Information at community events (NFO Festival, etc)
- Technical advisory committee
- Door-to-door outreach in affected areas
- North Fair Oaks Community Council

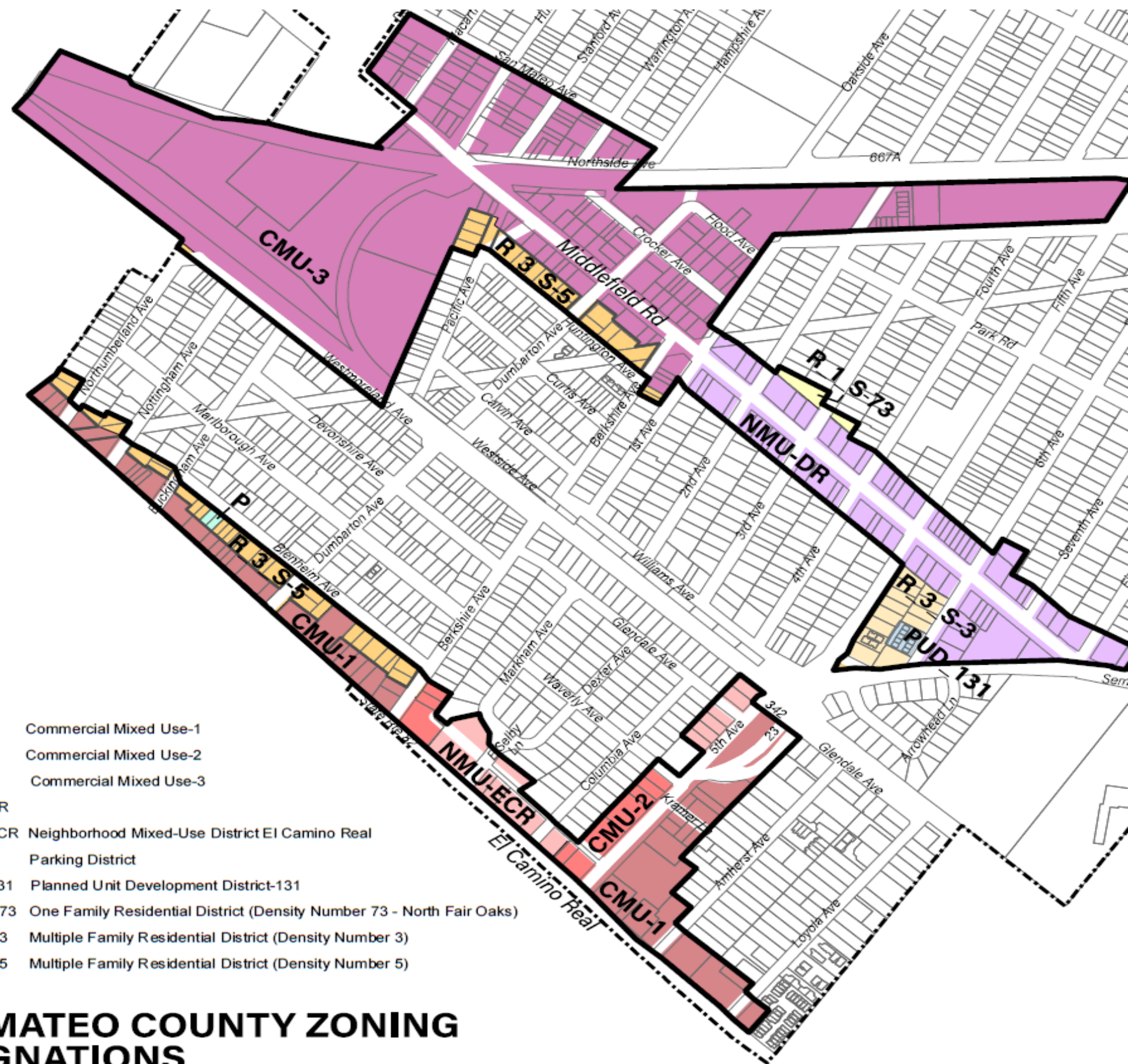


OUTLINE

- Zoning Expansion
- Use Regulations
- Development Standards
- Design Standards
- Parking Regulations
- Community Plan Amendments
- Summary
- Environmental Impact Report
- Recommendation



ZONING EXPANSION



Legend

- CMU-1 Commercial Mixed Use-1
- CMU-2 Commercial Mixed Use-2
- CMU-3 Commercial Mixed Use-3
- NMU-DR
- NMU-ECR Neighborhood Mixed-Use District El Camino Real
- P Parking District
- PUD_131 Planned Unit Development District-131
- R_1_S-73 One Family Residential District (Density Number 73 - North Fair Oaks)
- R_3_S-3 Multiple Family Residential District (Density Number 3)
- R_3_S-5 Multiple Family Residential District (Density Number 5)

SAN MATEO COUNTY ZONING DESIGNATIONS



ZONING EXPANSION

CMU-1 zoning expanded to adjacent R-3 zoned areas between El Camino Real and Blenheim

- Height changed from 36' to 50-60', 80 units/acre
- Residential and mixed use allowed

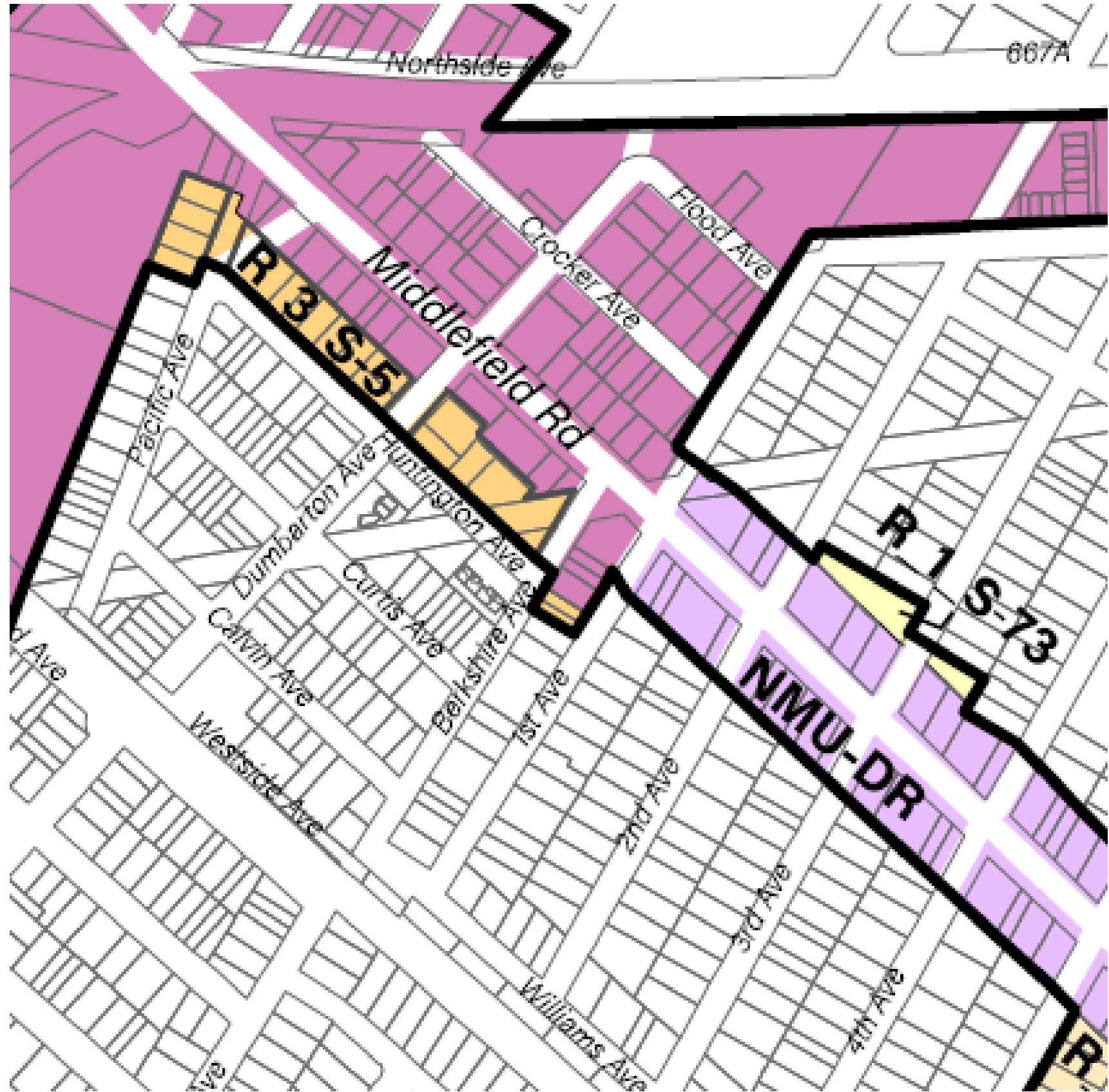
CMU-3 zoning expanded to adjacent R-3 zoned areas between Middlefield and Huntington

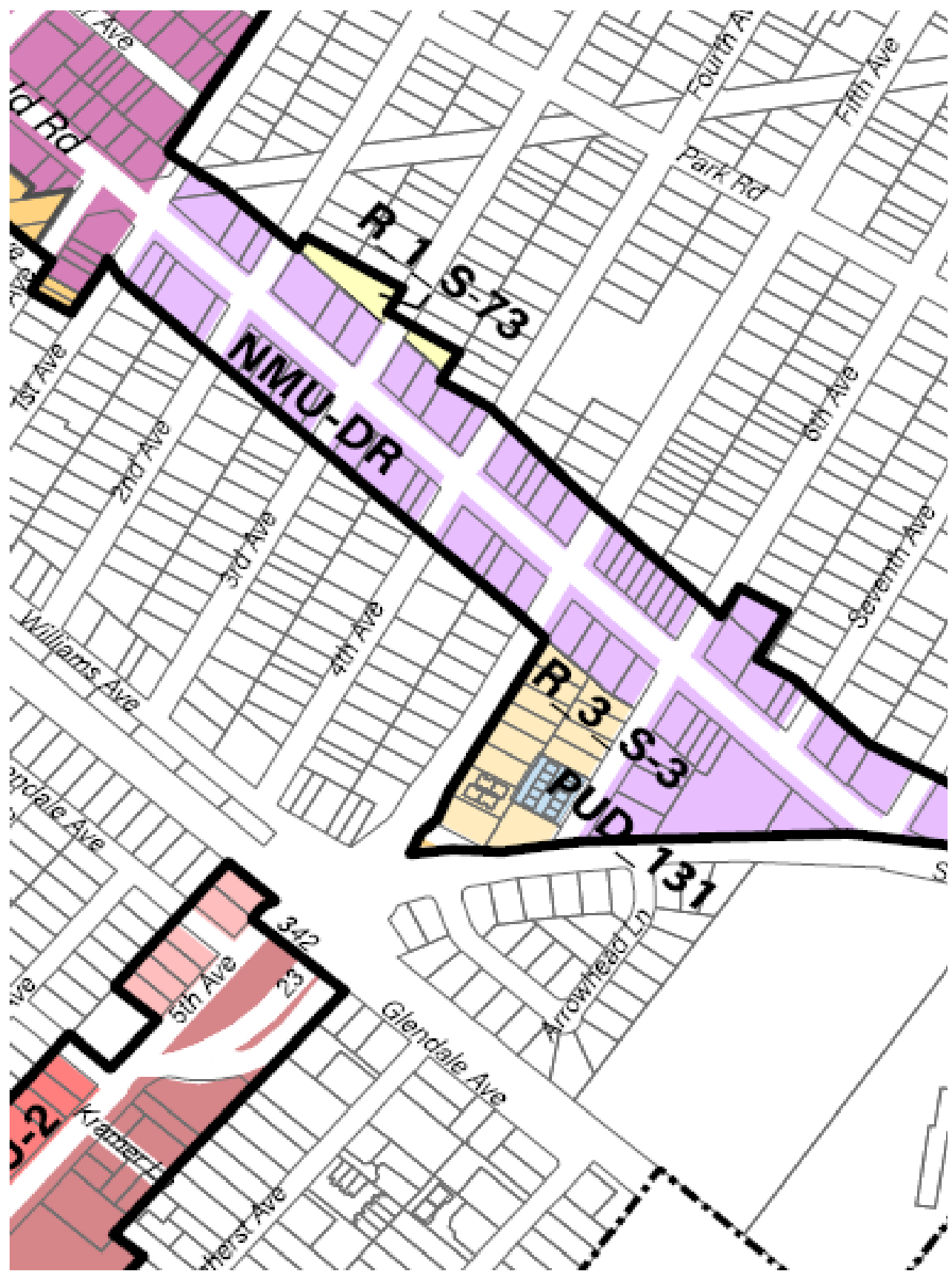
- Height changed from 36' to 60-70', 80-120 units/acre
- Residential and mixed use allowed

NMU zoning expanded to adjacent parcels east of Middlefield

- Maximum height changed from 28' to 40', 60 units/acre
- Residential and mixed use allowed







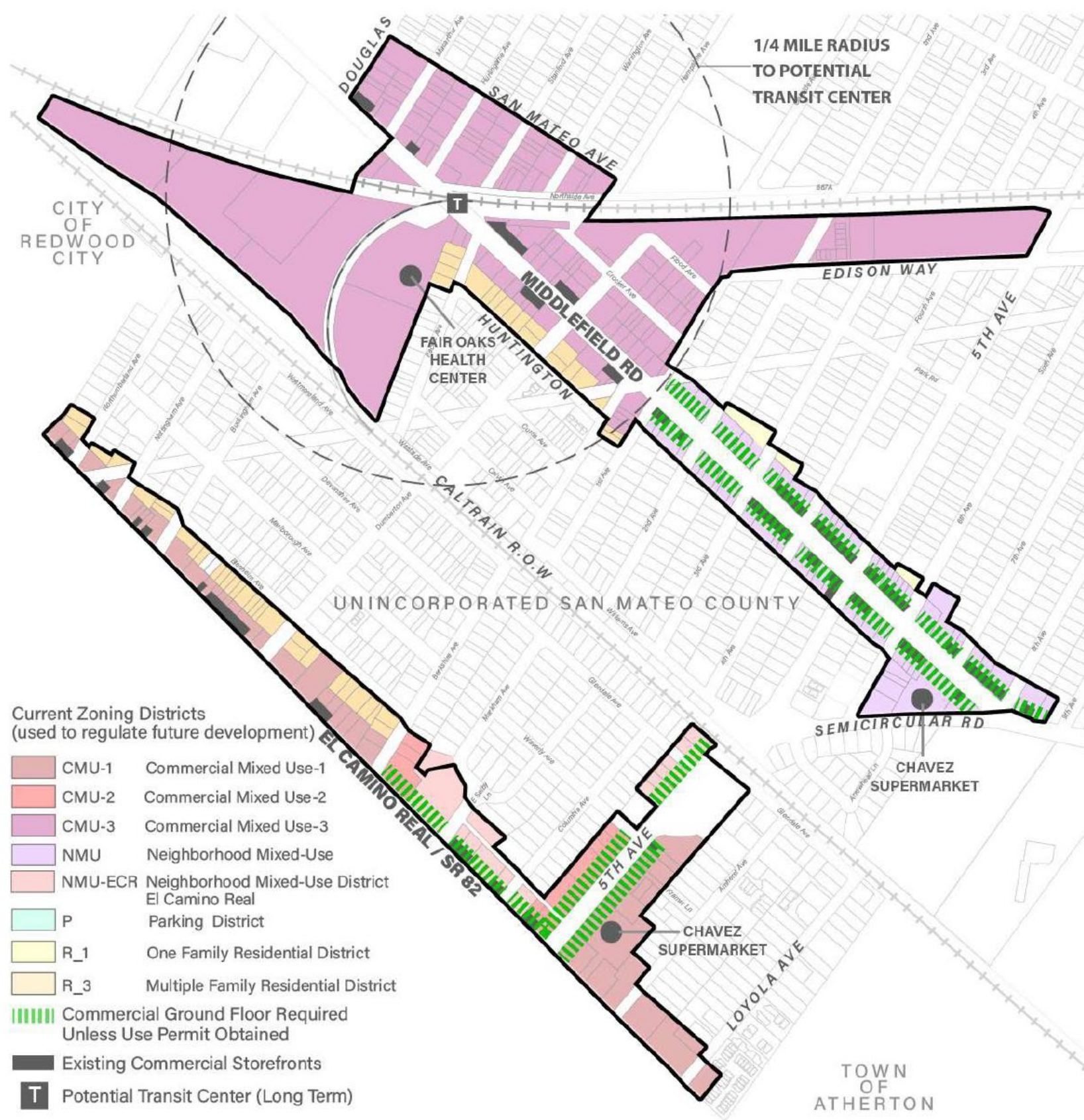


USE REGULATIONS



USE REGULATIONS

- **Commercial mixed-use** would continue to be required:
 - On 5th Avenue
 - In NMU-ECR on El Camino
 - On Middlefield between Semicircular and First
- Intended to maintain commercial street frontage on primary existing commercial corridors
- In other areas, either commercial mixed-use **OR 100% residential** would be allowed



- Current Zoning Districts
(used to regulate future development)**
- CMU-1 Commercial Mixed Use-1
 - CMU-2 Commercial Mixed Use-2
 - CMU-3 Commercial Mixed Use-3
 - NMU Neighborhood Mixed-Use
 - NMU-ECR Neighborhood Mixed-Use District El Camino Real
 - P Parking District
 - R_1 One Family Residential District
 - R_3 Multiple Family Residential District
 - Commercial Ground Floor Required Unless Use Permit Obtained
 - Existing Commercial Storefronts
 - T Potential Transit Center (Long Term)



DEVELOPMENT STANDARDS



DEVELOPMENT STANDARDS

- Standardized setback and stepback requirements
 - 10-foot rear setback (ground level)
 - Additional 10-foot stepback at or below 20 feet in height
- No change to front and side setbacks except fronting Huntington Avenue
- Huntington Avenue front setback of 5 feet with at least 5-foot additional stepback at or below 20-foot building height
 - Reduces bulk of structures impinging on lower intensity residential across Huntington





DESIGN REGULATIONS

PLANNING AND BUILDING DEPARTMENT



DESIGN REGULATIONS

- Redact Section 6565.18 of the Zoning Regulations (design standards for commercial structures on Middlefield Road)
- Amend Chapter 29 (Design Review and Site Development Permit) to incorporate only objectively applicable standards, consistent with state law
- Remove hearings and conditional use permit requirements for projects that are otherwise by-right (objectively reviewed and approved), per state law
- Remove various outdated and/or overly prescriptive design standards



PARKING STANDARDS

PLANNING AND BUILDING DEPARTMENT



PARKING STANDARDS

- Standardize parking requirements across districts and use types
- Lower parking requirements to match those typically required by State Density Bonus law
- Remove EV parking requirements (already covered by state law)
- NOTE: County may still be unable to require any minimum parking in NFO for many projects (AB 2097)



COMMUNITY PLAN AMENDMENTS



COMMUNITY PLAN AMENDMENTS

- Clarify that Floor Area Ratio (FAR) applies only to non-residential uses
 - Residential intensity continues to be governed by maximum density
- Removal of Community Benefits section
 - Superseded by State Density Bonus Law
- Various minor edits for clarity and consistency
- Removal of standards incorporated in California Building Code, County's water and landscaping ordinances, and regional standards



SUMMARY

- No change in allowed heights, densities or intensities in existing CMU-1, CMU-2, CMU-3, NMU, NMU-ECR zoning districts
- No change in FAR, lot coverage, street improvement standards, or other standards
- Changes to parking consistent with state law, to the extent applicable
- Objective design standards consistent with state law
- Expansion of mixed-use/residential districts to areas adjoining northeast El Camino Real, northwest Middlefield



SUMMARY

Zoning Map Amendment:

Redesignating existing R-3 and R-1 areas to CMU-1, CMU-3 and NMU

Zoning Text Amendment:

Clarifying and streamlining regulations, achieving consistency with State law

General Plan Map Amendment:

Redesignating existing Medium Density Residential areas to Commercial Mixed Use and Neighborhood Mixed Use

General Plan Text Amendment:

Clarifying, streamlining, and achieving consistency with State law



ENVIRONMENTAL IMPACT REPORT

- Draft Environmental Impact Report (DEIR) released April 2023
- Final Environmental Impact Report (FEIR) completed September 2023
- EIR assesses potential environmental impacts of the zoning and plan amendments, and identifies mitigation measures



POTENTIALLY SIGNIFICANT AND UNAVOIDABLE IMPACTS

- Impact AQ-2. *The project would not result in a cumulatively considerable net increase of construction criteria pollutants. **The project would result in a cumulatively considerable net increase of operational criteria pollutants.** Impacts from construction would be less than significant with mitigation. Impacts from operation would be significant and unavoidable.*



EIR: POTENTIALLY SIGNIFICANT AND UNAVOIDABLE IMPACTS

- Impact CUL-1. *The project has the potential to cause a **significant impact on a historic resource** if development facilitated by the project would cause a substantial adverse change in the significance of that resource. This impact would be significant and unavoidable.*
 - There are no known historic resources in the project area
 - This impact anticipates that there could be unknown resources that might subsequently be identified



EIR: POTENTIALLY SIGNIFICANT AND UNAVOIDABLE IMPACTS

- Impact NOI-1. *Construction of development facilitated by the project would temporarily increase noise levels that could affect nearby noise-sensitive receivers. **Operation of development facilitated by the project would introduce new on-site noise sources and contribute to traffic noise.** Construction, on-site operational noise impacts, and traffic noise impacts would be significant and unavoidable despite the implementation of feasible mitigation measures.*



EIR: POTENTIALLY SIGNIFICANT AND UNAVOIDABLE IMPACTS

- Impact TRA-2. *The proposed project would conflict with CEQA Guidelines Section 15064.3(b) by resulting in increased VMT from future office-only commercial development facilitated by the project. **It cannot be guaranteed that mitigation would reduce office-only commercial VMT to acceptable levels;** therefore, impacts would be significant and unavoidable.*
 - *County now required to assess VMT, not LOS*
 - *County has only interim VMT measures*
 - *No methodology for mixed-use VMT assessment*
 - *Office-only development unlikely*
 - *Many projects likely screen out by VMT criteria*



ENVIRONMENTAL IMPACT REPORT

- Statement of Overriding Consideration
 - Project benefits outweigh potential environmental impacts
- Mitigation Monitoring and Reporting Program (MMRP)
 - Tracking and responsibility for mitigation identified in the EIR



CHAPTER 29 AMENDMENT

65664.2.d - DETERMINATION OF WASTEWATER CAPACITY

Approval of site development permit is contingent on a determination of available wastewater capacity. Approval of any higher density multi-family and mixed-use projects in CMU-1, CMU-2, CMU-3, NMU, NMU-ECR, and Mixed-Use Industrial (M-1) designations will not be approved unless the Fair Oaks Sewer Maintenance District (administered by the Department of Public Works) makes a determination that sufficient capacity/treatment rights from the downstream agencies and/or treatment plant (City of Redwood City and Silicon Valley Clean Water) is available to serve the development. If capacity is unavailable, development will not be approved unless and until additional capacity/treatment rights from the downstream agencies and/or treatment plant can be obtained for the conveyance and treatment of increased wastewater from the Fair Oaks Sewer Maintenance District.



RECOMMENDATION

- North Fair Oaks Community Council recommended adoption of the project on April 27, 2023
- County Planning Commission recommended adoption of the project on June 21, 2023



RECOMMENDATION

A) Open public hearing;

B) Close public hearing;

C) Recommendation to:

1. Adopt a resolution making findings and certifying the Environmental Impact Report and adopting a Statement of Overriding Considerations and Mitigation Monitoring and Reporting Program (as amended) for the North Fair Oaks Rezoning and General Plan Amendment Project;
2. Adopt an ordinance (1) amending the County Ordinance Code, Division VI, Part One (Zoning Regulations) to amend Chapters 21C (NMU Neighborhood Mixed Use Zoning District), 28.1, Section 6565.18 (Standards For The Design Of Commercial Structures On Middlefield Road In North Fair Oaks), 29 (Design Review and Site Development Permit), 29.1 (CMU-1 Zoning District), 29.2 (CMU-2 Zoning District), 29.3 (NMU-ECR Zoning District), and 29.4 (CMU-3 Zoning District); and (2) amending the County Ordinance Code Division VI, Part One, Chapter 2, Section 6115 (Zoning Maps), previously introduced to the Planning Commission on June 21, 2023, and waive reading of the ordinance in its entirety; and
3. Adopt a resolution amending the text of the North Fair Oaks Community Plan, and the San Mateo County General Plan Land Use Maps to change the land use designations for specified areas in North Fair Oaks from Medium High Density Residential to High Density Residential and Mixed-use land use categories.



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