

**ORDINANCE NO. \_\_\_\_\_**  
**BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,**  
**STATE OF CALIFORNIA**

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**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 ASSIGN A ZONING DESIGNATION OF R-1/S-93 (ONE-FAMILY RESIDENTIAL/S-93 COMBINING DISTRICT) TO A 9,500 SQUARE-FOOT PORTION OF ASSESSOR'S PARCEL NUMBER 060-162-130 AT 501 PALMER LANE IN THE UNINCORPORATED NORTH FAIR OAKS AREA**

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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 July 19, 2018, the applicant, Nancy Berghold, submitted an application for a General Plan Map Amendment, Zoning Map Amendment, Minor Subdivision, and Grading Permit to assign a zoning designation of "One-family Residential/S-93 Combining District" (R-1/S-93) and General Plan land use designation of "Single-family Residential" to a 9,500 sq. ft. portion of the property at 501 Palmer Lane (APN 060-162-130) in the unincorporated North Fair Oaks area of San Mateo County, to support a three-lot subdivision for residential development; and

**WHEREAS**, the County has prepared a Mitigated Negative Declaration in accordance with the provisions of the California Environmental Quality Act ("CEQA") and the CEQA Guidelines, which analyzes the potential impacts of the proposed zoning map amendment and General Plan map amendment; and

**WHEREAS**, on June 22, 2022, 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 July 26, 2022, 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 the remainder of the parcel, is consistent with the surrounding unincorporated area's zoning designation, and will support the proposed three-lot subdivision, which will accommodate additional housing units and allow for better utilization of the parcel while maintaining consistency with the zoning standards and surrounding single-family residentially developed community.

**NOW, THEREFORE**, the Board of Supervisors of the County of San Mateo, State of California, ordains as follows:

**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 R-1/S-93 to a portion of the parcel located at 501 Palmer Lane (APN 060-162-130).

**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.