

RESOLUTION NO. .

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

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**RESOLUTION AMENDING THE SAN MATEO COUNTY GENERAL PLAN LAND USE
MAP TO CHANGE THE LAND USE DESIGNATION OF APN 037-022-070 FROM
MEDIUM-HIGH DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL**

RESOLVED, by the Board of Supervisors of the County of San Mateo, State of California, that:

WHEREAS, in 1986, the Board of Supervisors adopted the County General Plan, which included the Land Use Designations: “Medium-High Density Residential” and “Medium Density Residential”; and

WHEREAS, an application has been submitted for development of a multi-family residential planned unit development located on a vacant parcel on San Carlos Street in the unincorporated Moss Beach area on a parcel (APN 037-022-070) that has been designated Medium-High Density Residential; and

WHEREAS, in order to approve the project as submitted, it is necessary to amend the General Plan Land Use Map to change the land use designation of the subject parcel from Medium-High Density Residential to Medium Density Residential; and

WHEREAS, changing the General Plan Land Use designation from Medium-High Density Residential to Medium Density Residential for this parcel is appropriate in order to facilitate a more efficient use of the site; and

WHEREAS, the project complies with the locational criteria for Medium Density Residential areas, i.e., next to existing medium density areas; along or near major transportation corridors; in an area where there are adequate public services and facilities; and not within areas of high perceived noise levels; and

WHEREAS, the surrounding neighborhood is designated as Medium Density Residential, the project site is adjacent to Highway 1, the Montara Water and Sanitary District has reserved capacity to serve the project and noise levels in the area are not at a level that would negatively impact future residents of the project; and

WHEREAS, the project complies with General Plan Policy 8.2(d) (*Land Use Objectives for Urban Communities*), that encourages the provision of a mix of residential land uses to provide a substantial amount of housing opportunities in unincorporated areas; and

WHEREAS, pursuant to Public Resources Code Section 21080.40, the project is statutorily exempt from review under the California Environmental Quality Act (CEQA), as documented in Attachment C to the board memorandum accompanying this resolution; and

WHEREAS, on March 13, 2024, the San Mateo County Planning Commission held a public hearing to consider the amendment described above and recommended approval of the amendment; and

WHEREAS, on March 26, 2024, the San Mateo County Board of Supervisors held a public hearing to consider the amendment and determined that the amendment is compatible with the General Plan, will create a harmonious arrangement of land uses, and will not be in conflict with the General Plan.

NOW, THEREFORE, IT IS HEREBY resolved that the San Mateo County General Plan Land Use Map is revised to assign a land use designation of Medium Density Residential to APN 037-022-070, as shown on the attached map labeled Exhibit A.

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