

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 054-261-210 FROM
MULTI-FAMILY RESIDENTIAL TO COMMERCIAL MIXED USE**

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

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 1 (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 EIR consistency analysis attached to the board memorandum accompanying this resolution, and 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 amendment described above and recommended approval of the amendment; and

WHEREAS, on October 17, 2023, the Board of Supervisors at its duly noticed public hearing considered the proposed amendment and finds that the General Plan Land Use Map Amendment is consistent with the applicable General Plan policies, is consistent with the surrounding unincorporated area's land use designation, and will support infill objectives of the General Plan and North Fair Oaks Community Plan; and

NOW THEREFORE, IT IS HEREBY DETERMINED AND ORDERED that the San Mateo County General Plan Land Use Map is revised to assign a land use designation of "Commercial Mixed Use" to the parcel located at 11 Northumberland Avenue (APN 054-261-210) in the unincorporated North Fair Oaks area of San Mateo County.

BE IT FURTHER RESOLVED that this resolution shall become effective immediately upon its passage and adoption.

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