



Board of Supervisors

Owner: **Commons Hotels LLC**

Applicant: **Dazhi Chen**

File Number: **PLN 2021-00081**

Location: **2567 El Camino Real, North Fair Oaks**

APN: **054-261-220, 054-261-230, 054-261-210**

Project Description:

Consideration of a Use Permit, Rezone, General Plan Amendment to allow the construction of a 18,715 sq.ft. hotel with 69 guest rooms.



PROJECT DESCRIPTION

Consideration of a Use Permit for a new 18,715 square-foot hotel with 69 guest rooms and 48 parking spaces located at 2567 El Camino Real in the unincorporated North Fair Oaks area. The project includes a Zoning Amendment to rezone one of 3 project parcels from R-3 to CMU-1, a General Plan Amendment from Medium High Density Residential to Commercial Mixed Use, and 251 cubic yards of grading.

2567 El Camino Real,
North Fair Oaks

San Carlos

Dumbarton Bridge

CENTENNIAL
Redwood City

North
Fair Oaks

Red Morton
Park

Emerald Hills

East Palo Alto

Atherton

WOODSIDE
PLAZA

Menlo Park

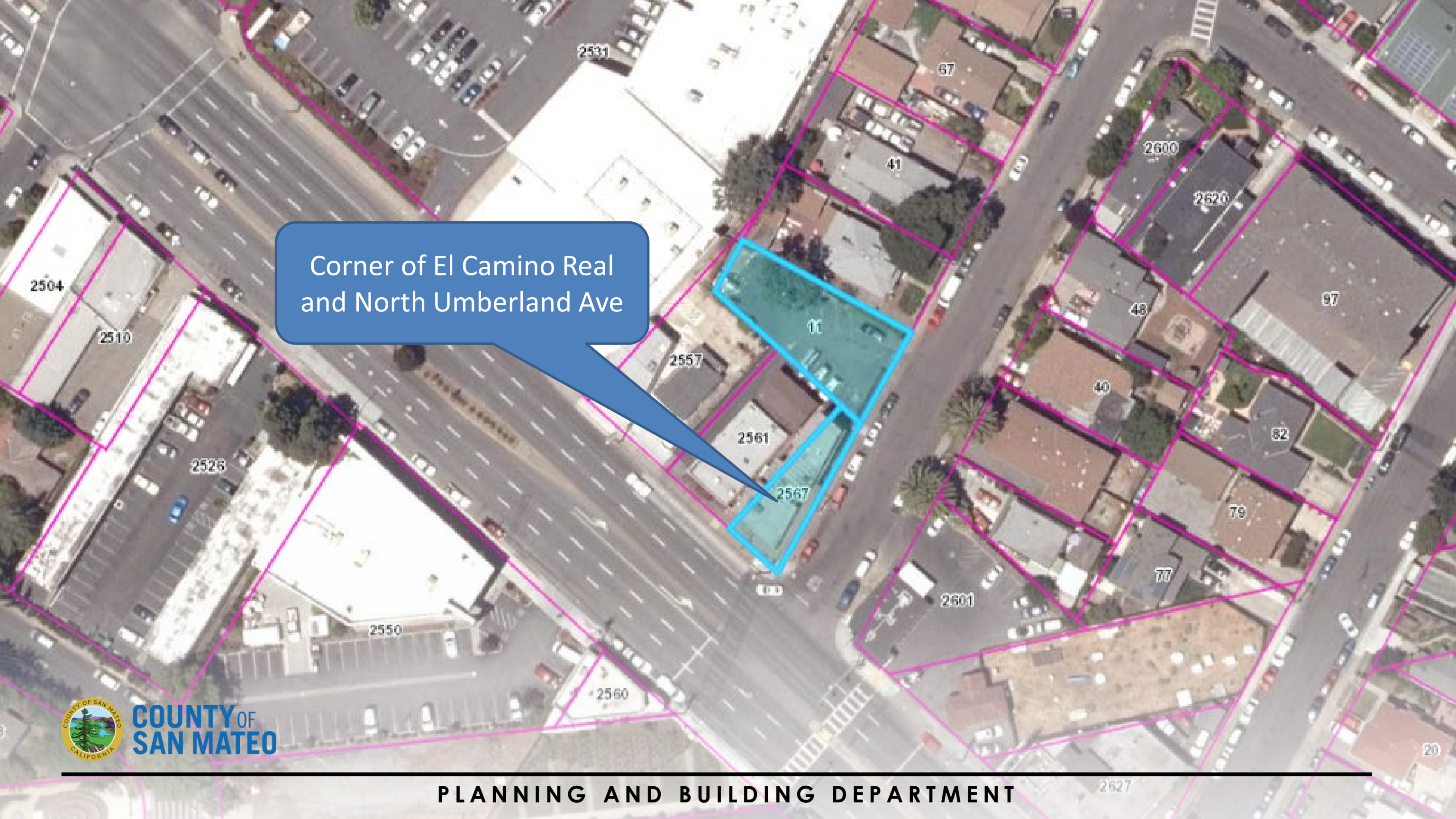
Palo Alto

Cantor Arts Center at
Stanford University



**COUNTY OF
SAN MATEO**

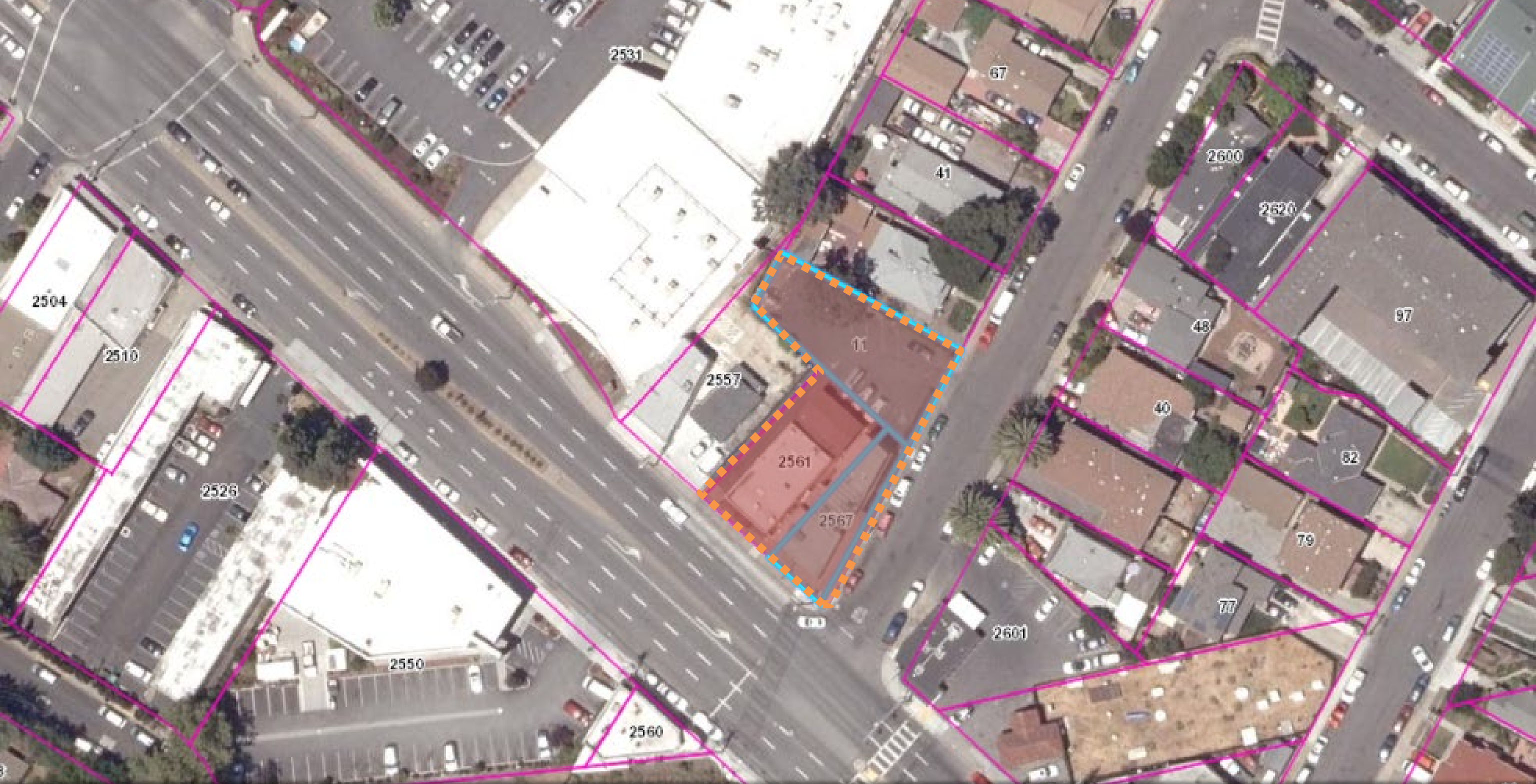
PLANNING AND BUILDING DEPARTMENT



Corner of El Camino Real
and North Umberland Ave



**COUNTY OF
SAN MATEO**



Project Will Span 3 Parcels



COUNTY OF
SAN MATEO



COUNTY OF
SAN MATEO

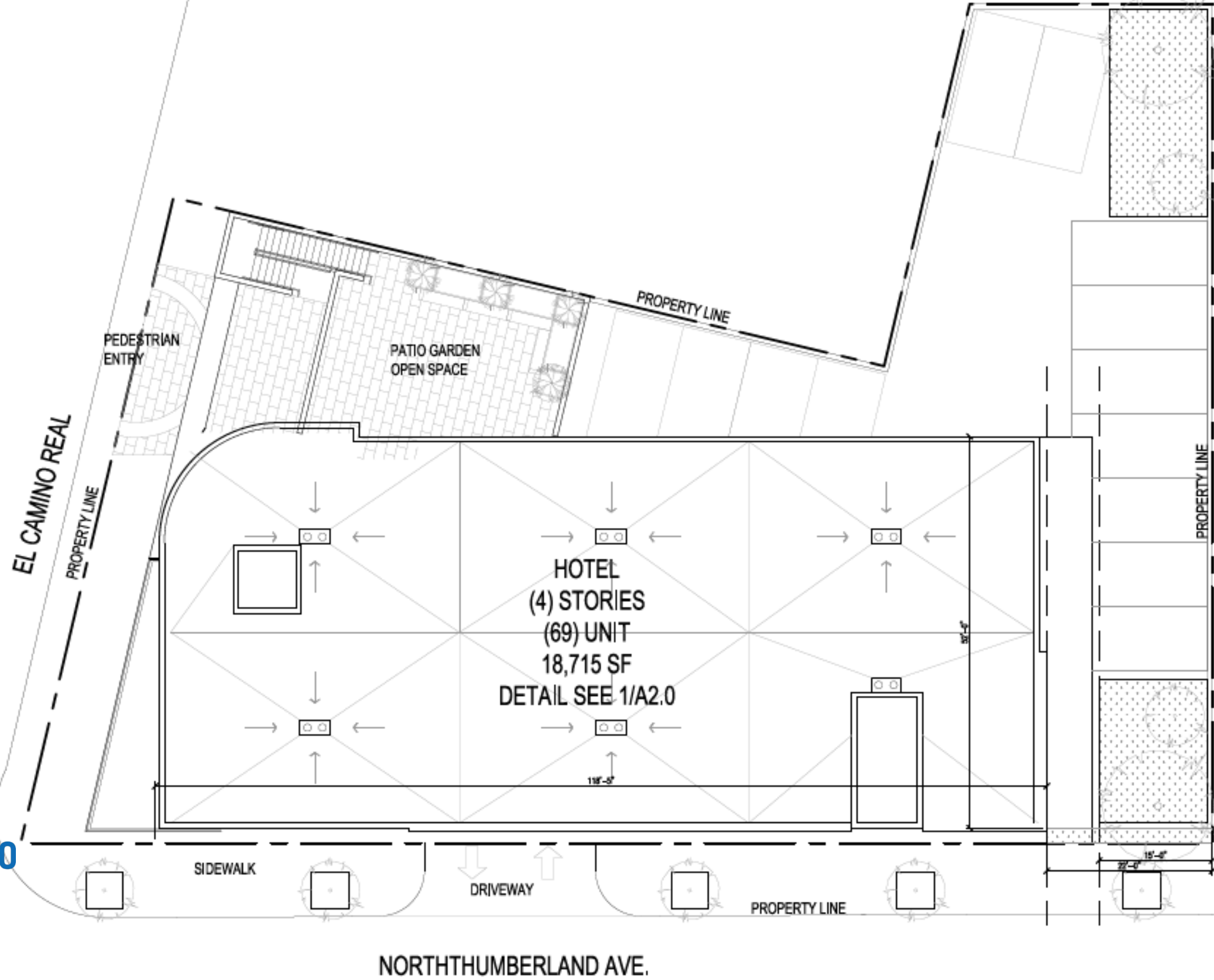
USE PERMIT: 18,715 sq.ft. Hotel with 69 Guest Rooms

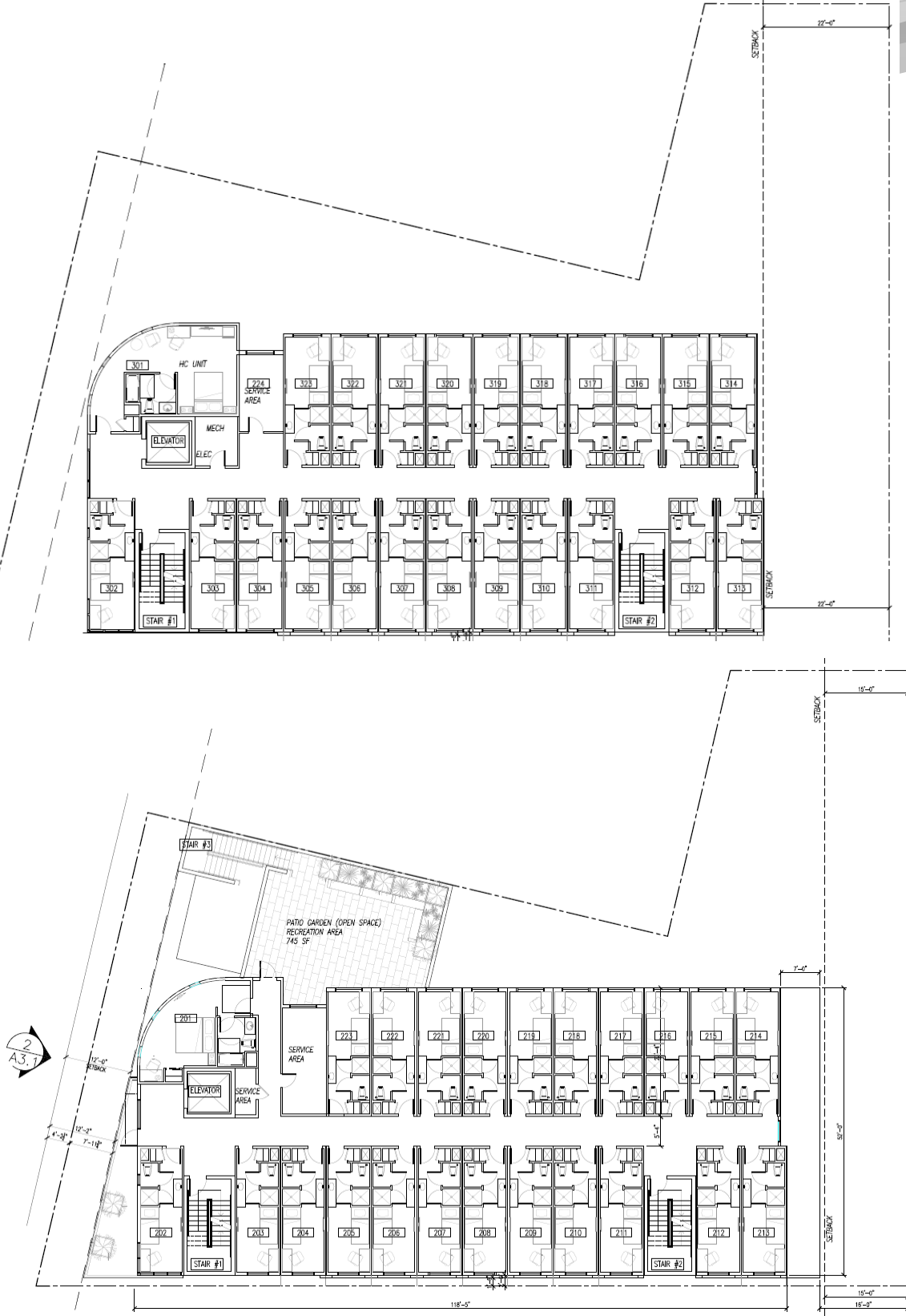


48 Parking Spaces



**COUNTY OF
SAN MATEO**





Rezone & GP
Amendment

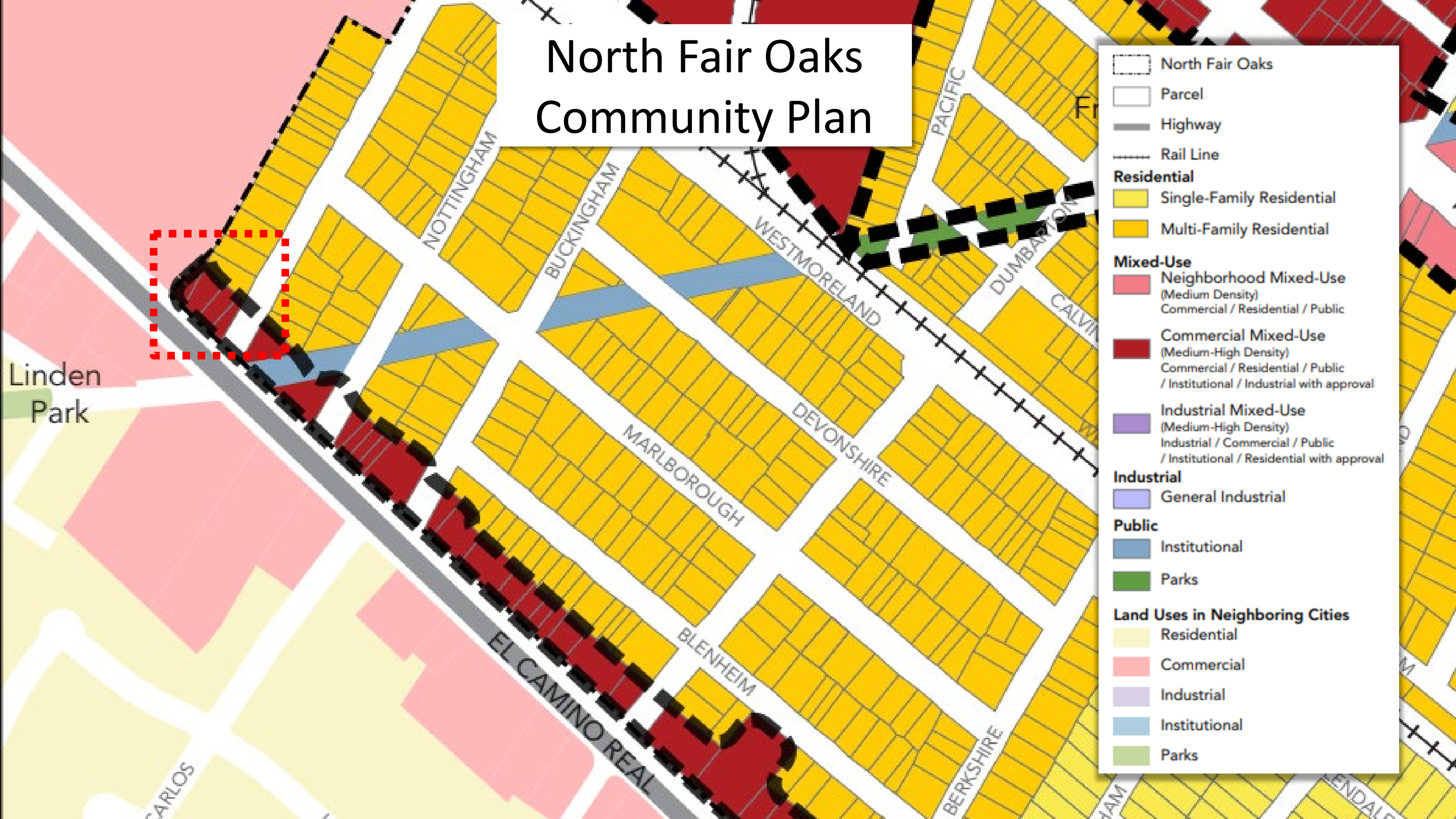
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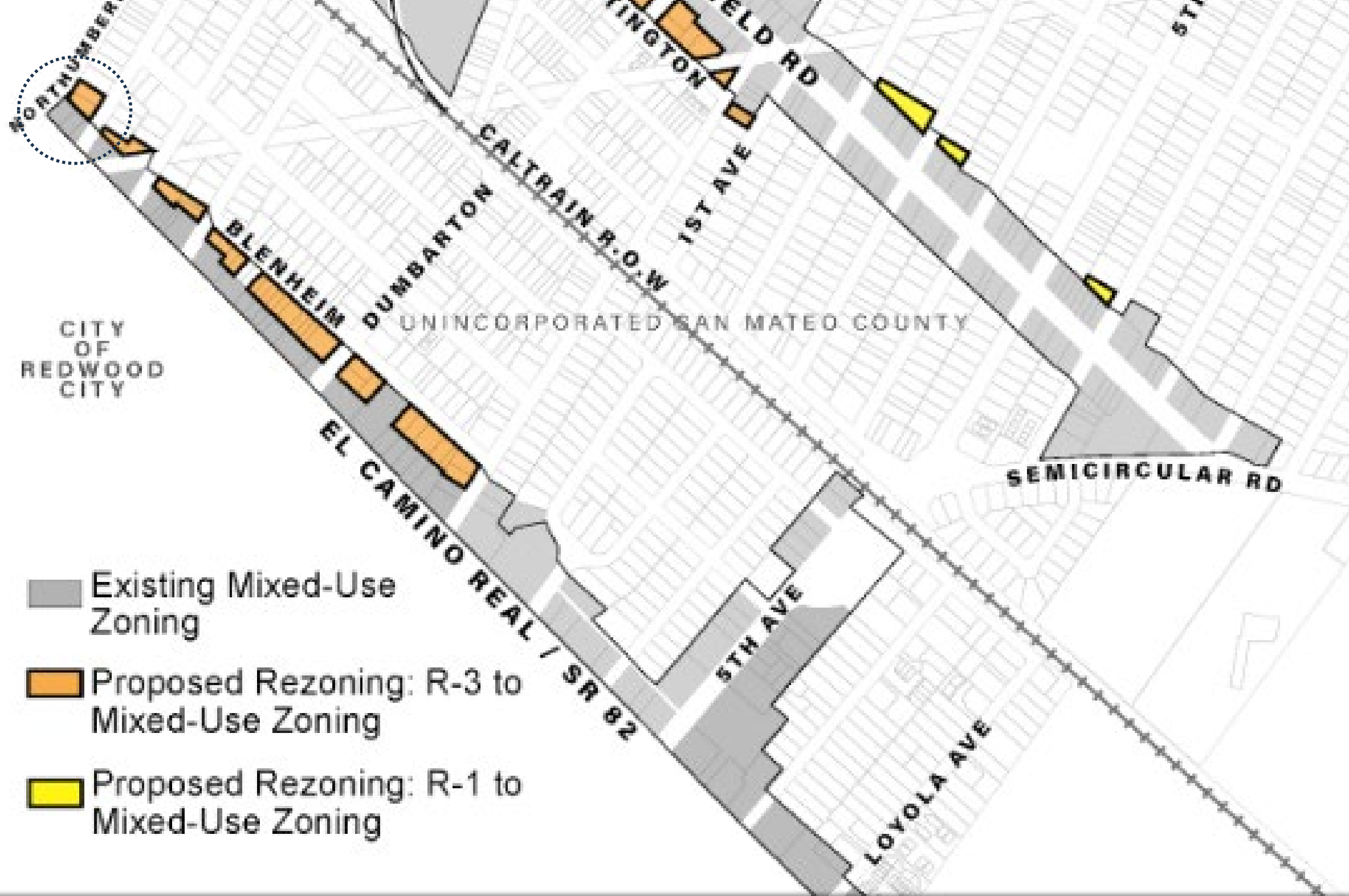


COUNTY OF
SAN MATEO

REZONE: R3/S5 to CMU-1 GP: High Density Residential to CMU

North Fair Oaks Community Plan





County NFO Zoning Update



PROJECT COMPLIANCE

Zoning Regulations

Meets all CMU-1 development standards, Design Guidelines, Parking Standards, and Performance Standards.

Consistent with GP and NFO Plans

The project is not in conflict with GP and NFO land use maps. The Rezoning and GP amendment will not create pocket zoning or introduce incompatible land uses. All findings for rezoning and GP amendments can be made.

Traffic

Trip generation would be approximately 277 daily trips which is less than the 500 daily trips that would trigger a traffic analysis. The project is not anticipated to have significant traffic impacts

	CMU-1 Development Standards	Proposed
Building Site Area	5,000 sq. ft.	12,488 sq. ft.
Max. Floor Area	1.5 = 18,732 sq. ft.	18,715 sq. ft.
Min. Front Setback	0 to 10 feet	10 feet
Min. Rear Setback	15 ft. (first 40 ft. of building height), then 22 ft. (above 40 ft. of building height)	15 feet (22 feet for the portion of building above 25 ft.)
Min. Side Setbacks	0	0
Max. Building Height	60 feet	48 feet (4 stories)
Min. Parking Spaces	48 (based on net square footage of guest rooms)	48



Environmental Review

The 2011 Program Environmental Impact Report (Program EIR) for the North Fair Oaks Community Plan evaluated the environmental impacts of development in the North Fair Oaks area, including the project site. As documented in the North Fair Oaks EIR consistency analysis included as Attachment H, the project was evaluated in the context of the Program EIR and determined that no new environmental impacts will occur, and no new mitigation measures are required. Therefore, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15168(c), no additional environmental review is required as the project is within the scope of the Program EIR. In addition to the conditions of approval proposed for this project, the project will implement all applicable mitigation measures adopted in the Program EIR.



RECOMMENDATION

- A) Open public hearing
- B) Close public hearing



RECOMMENDATION

C) Recommendation to:

1. Adopt a 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; and
2. Adopt 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), previously introduced to the Planning Commission on July 26, 2023, and waive reading of the ordinance in its entirety; and



RECOMMENDATION

3. Authorize the Lot Merger and approve the Use Permit, County File Number PLN 2021-00081, by making the required findings and adopting the conditions of approval listed in Attachment A; and
4. Determine that no additional environmental review is required pursuant to Section 15168(c) of the California Environmental Quality Act Guidelines.



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