

RESOLUTION NO. _____

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

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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

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

WHEREAS, in 1979, the North Fair Oaks Community Plan was adopted by the Board of Supervisors as a subset of the County's General Plan, governing land use in North Fair Oaks and incorporating policies and programs addressing a range of issues related to development, infrastructure, and other aspects of the community; and

WHEREAS, in 2011, the Board of Supervisors adopted a comprehensive update to the Community Plan, with goals that include encouraging mixed-use development in appropriate areas, promoting revitalization of vacant and underutilized land, amending land use categories to strengthen neighborhood and community character, encouraging transit-oriented development in appropriate areas, improving housing opportunities and conditions, accommodating potential demand for new development, and overall, creating a healthier, more livable community for existing and future residents; and

WHEREAS, between 2015 and 2019, the Board of Supervisors adopted multiple zoning ordinance and zoning map amendments, establishing new Zoning Regulations for various areas of North Fair Oaks in order to implement the goals of the amended Community Plan; and

WHEREAS, since adoption of the Community Plan and implementing zoning amendments, various changes to State law have made provisions of the Community Plan and implementing Zoning Regulations difficult or impossible to apply to certain types of residential development allowed by the Community Plan and Zoning Regulations; and

WHEREAS, County staff has identified areas of the Community Plan that could be improved for clarity, consistency, and ease of use; and

WHEREAS, the County, like the region and the state, continues to face significant housing shortages and housing pressures, necessitating identification of additional areas appropriate for intensification of residential development; and

WHEREAS, various areas of North Fair Oaks in direct proximity to the districts designated for high density residential development by the Community Plan and the Zoning Regulations have been identified as appropriate for similar high density residential development; and

WHEREAS, at the direction of the Board of Supervisors, in 2019 the Planning and Building Department applied for and was awarded two grants from the State of California to fund amendments to the Community Plan and associated Zoning Regulations to achieve consistency with State law, improve clarity, consistency and usability of the Community Plan and the Zoning Regulations, and redesignate multiple areas of North Fair Oaks for higher-density residential mixed-use development; and

WHEREAS, the proposed amendments to the Community Plan have been drafted with significant community outreach and input over the course of the past three years, with the assistance of a technical advisory committee, the involvement and input of local stakeholders, and with the ongoing guidance and input of the North Fair Oaks Community Council; and

WHEREAS, adoption of the proposed amendments to the Community Plan constitutes a General Plan text amendment; and

WHEREAS, adoption of the proposed amendments to the Community Plan also constitute a General Plan map amendment replacing existing General Plan land use designations for certain areas of North Fair Oaks with the designations depicted in the attached maps, and described in the Community Plan in Tables 2.1 through 2.4; and

WHEREAS, the amendments to the General Plan land use maps are necessary to attain legally required consistency between the County's General Plan land use maps and the County's Zoning Maps; and

WHEREAS, the County has prepared an Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA), assessing the potential environmental impacts of adoption of the amendments to the North Fair Oaks Community Plan and Zoning Regulations; and

WHEREAS, the Draft EIR was prepared and circulated for public comment, and responses to comments and revisions to the EIR were prepared and constitute the Final EIR, as required by CEQA; and

WHEREAS, the Board of Supervisors has certified the Final EIR as complete and adequate, and adopted a Statement of Overriding Considerations related to environmental impacts described in the Final EIR; and

WHEREAS, on April 27, 2023, the North Fair Oaks Community Council voted to recommend adoption of the proposed amendments to the North Fair Oaks Community Plan; and

WHEREAS, on June 21, 2023, the Planning Commission conducted a hearing on the proposed amendments and recommended that the Board of Supervisors adopt the proposed amendments to the North Fair Oaks Community Plan;

NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED that the San Mateo County Board of Supervisors adopts the adopts the text and map amendments to North Fair Oaks Community Plan included as Attachments A and B to this resolution, and incorporated herein by this reference text and map amendments to North Fair Oaks Community Plan.

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

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