

COUNTY OF SAN MATEO  
PLANNING AND BUILDING DEPARTMENT

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit File Number: PLN 2016-00453

Board Meeting Date: June 6, 2017

Prepared By: Michael Schaller, Senior  
Planner

For Adoption By: Board of Supervisors

**RECOMMENDED FINDINGS:**

Regarding the Environmental Review, Find:

1. That the Negative Declaration for this project is complete, correct and adequate and prepared in accordance with the California Environmental Quality Act and applicable State and County guidelines.
2. That, on the basis of the Initial Study, comments received thereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project will have a significant effect on the environment.
3. That the Negative Declaration reflects the independent judgment of San Mateo County.

Regarding the Zoning Ordinance Amendments, Find:

4. That the San Mateo County Board of Supervisors does hereby adopt an ordinance (*Short-Term Rental Ordinance*) amending Chapter 6 (*Single-Family Residential Districts*), Chapter 8 (*Multiple-Family Residential Districts*), and Chapter 22 (*General Provisions and Exceptions*) of the San Mateo County Zoning regulations to add short-term rentals as an allowed use in specified locations subject to a Short-Term Rental Permit.
5. That San Mateo County Board of Supervisors does hereby direct staff to submit the Short-Term Rental Ordinance to the California Coastal Commission for review and certification as compliant with the California Coastal Act.