

COUNTY OF SAN MATEO  
PLANNING AND BUILDING DEPARTMENT

**RECOMMENDED FINDINGS**

Planning File Number: PLN2017-00254

Board Meeting Date: November 21, 2017

Prepared By: Joseph LaClair

For Adoption By: Board of Supervisors

**RECOMMENDED FINDINGS:**

Regarding the Environmental Review, Find

1. That the proposed rezoning is a project contemplated by the adopted North Fair Oaks Community Plan. The environmental impacts of the Community Plan were evaluated in a Program Environmental Impact Report (Program EIR) in 2011. Pursuant to CEQA Guidelines Section 15168, “subsequent activities in the program must be examined in the light of the Program EIR to determine whether an additional environmental document must be prepared. If the agency finds that pursuant to Section 15162, no new effects could occur or no new mitigation measures would be required, the agency can approve the activity as being within the scope of the project covered by the Program EIR, and no new environmental document would be required.”

Staff analyzed the proposed rezoning in the context of the impacts and mitigation measures discussed in the North Fair Oaks Community Plan Program EIR, and concluded that no new effects could occur and no new mitigation measures would be required. Therefore, no additional environmental review is required for the

proposed rezoning, as the Program EIR for the North Fair Oaks Community Plan Update adequately describes the potential impacts and includes sufficient mitigation measure to address foreseeable environmental impacts.

Regarding the Zoning Ordinance Amendments, Find:

1. That the Board of Supervisors adopt the Commercial Mixed Use-1, Commercial Mixed Use-2, and Neighborhood Mixed Use-El Camino Real Zoning Regulations for the areas along the El Camino Real and 5th Avenue in unincorporated North Fair Oaks, San Mateo County, located between the City of Redwood City border and the Town of Atherton border along the El Camino Real and between El Camino Real and the Caltrain Rail corridor along 5th Avenue, replacing the existing zoning;
2. That the Board of Supervisors amend the zoning maps to apply the new zoning designations to specified parcels;
3. That the Board of Supervisors adopt the new Chapter 29 Design Review and Site Development Permit Regulations

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# NFO Community Plan Zoning Phase 2A

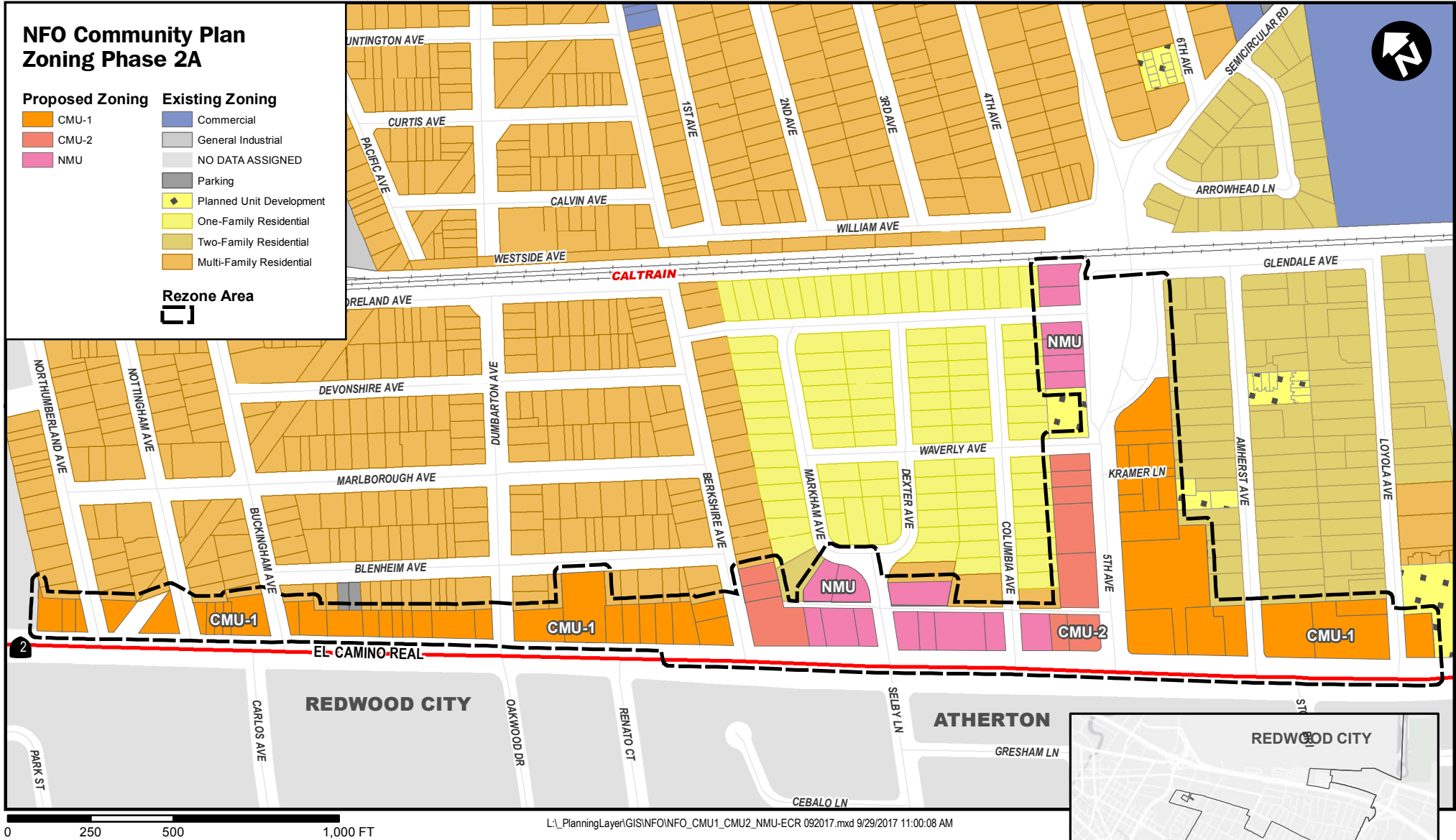
## Proposed Zoning

- CMU-1
- CMU-2
- NMU

## Existing Zoning

- Commercial
- General Industrial
- NO DATA ASSIGNED
- Parking
- Planned Unit Development
- One-Family Residential
- Two-Family Residential
- Multi-Family Residential

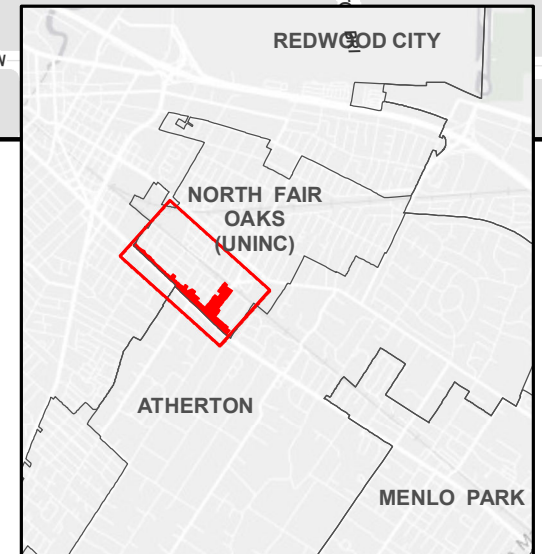
## Rezone Area



## San Mateo County Board of Supervisors

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**Table 2.2: Commercial Mixed-Use**

	Residential	Commercial <sup>2</sup> (Retail/Office <sup>3</sup> )	Institutional	Industrial <sup>4</sup>	Mixed-Use
FAR	-	1.5	1.0	0.75	2.0
DU/AC (max)	80	-	-	-	80
Building Heights (max) <sup>1</sup>	50' (approx. 5 stories)	60' (approx. 5 stories)	60' (approx. 5 stories)	40' <sup>5</sup> (approx. 2 stories)	60' (approx. 5 stories)
Front Setbacks	0' min. 15' max.	0' min. 10' max.	0' min. 10' max.	10' min. <sup>6</sup> 20' max.	- <sup>7</sup>
Stepback	at 30' and above	at 30' and above	at 30' and above	at 30' and above	at 30' and above
Parking	1.0 sp/0-1 BR 1.5 sp/ 2+ BR and 1 guest sp/ 5 units	1 sp/400 s.f.	1 sp/400 s.f.	1 sp/300 s.f.	Residential 1 sp/unit Non- Residential 1sp/1,000 s.f.

<sup>1</sup> These represent the maximum allowed building heights under the Community Plan. Specific zoning amendments may reduce these heights at various locations within North Fair Oaks. Architectural elements (e.g. tower features) may be allowed to exceed height limit with County approval.

<sup>2</sup> Stand-alone commercial uses are conditionally permitted only, at the County's discretion.

<sup>3</sup> Office uses are encouraged as part of mixed-use developments only. Stand-alone office uses are discouraged, and will be conditionally permitted subject to the County's discretion only.

<sup>4</sup> Industrial uses only allowed with County approval through a Conditional Use Permit.

<sup>5</sup> Stand-alone industrial structures limited to 40' in height.

<sup>6</sup> Setback requirements for office uses associated with industrial development may be waived.

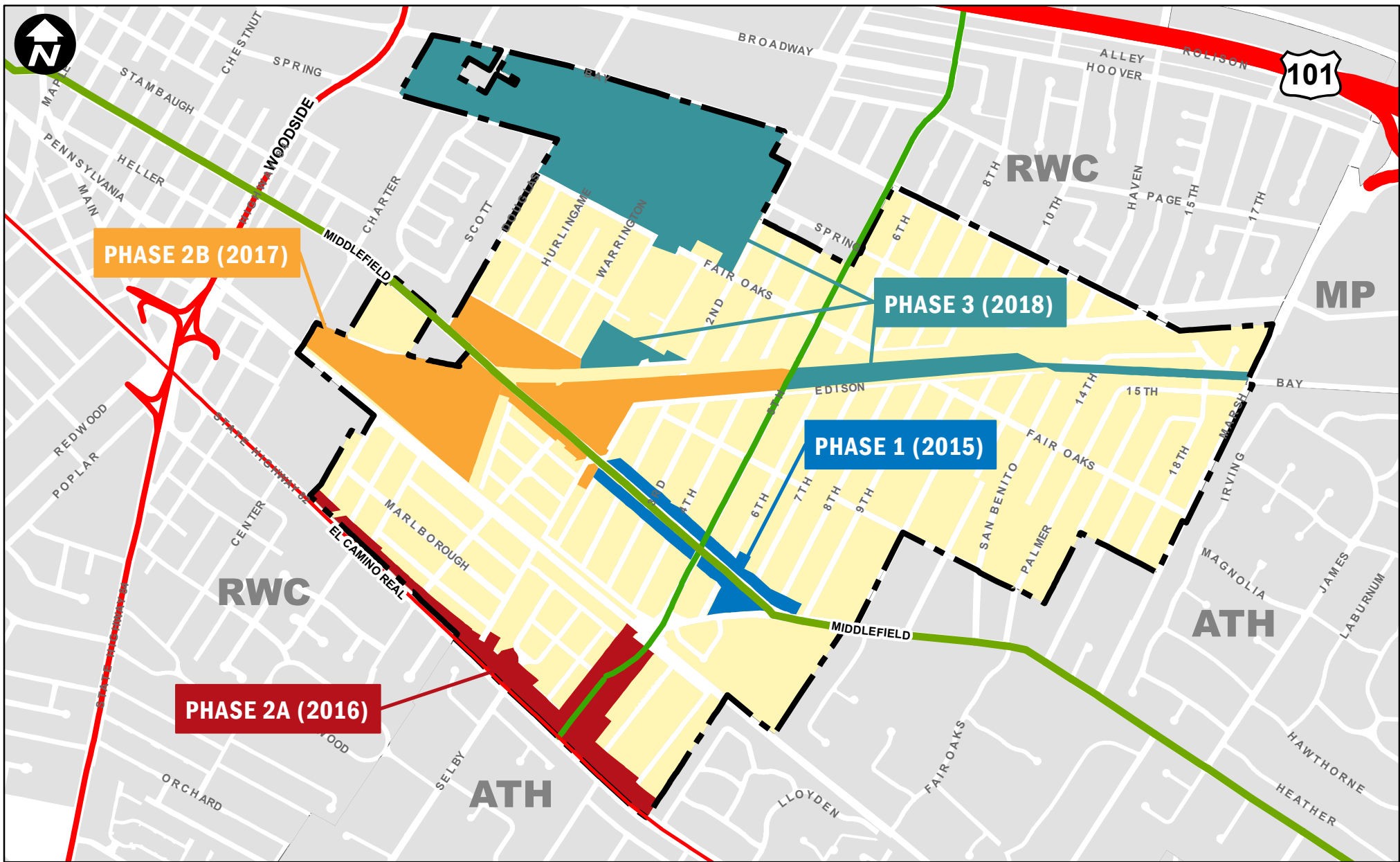
<sup>7</sup> Front setback governed by ground floor use.

Source: North Fair Oaks Community Plan, County of San Mateo - Planning and Building Department, 2011.

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Land Use	Permission/Requirement	
	Current Zoning: C-1/S-1, C-2/S-1 or P	Proposed Zoning CMU-1, CMU-2, or NMU-ECR
<b>New Land Uses Permitted</b>		
Farmers Markets	Not Allowed	Allowed With Use Permit
Small Indoor Exercise and Leisure Facilities	Not Allowed	Allowed with Site Development Permit
Small Indoor Exercise and Leisure Facilities	Not Allowed	Allowed with Use Permit
Child Care Centers	Allowed With Use Permit	Allowed With Use Permit, Definition Modified
Educational Facilities	Allowed In Some Cases	Allowed-Definition Expanded
<b>Land Uses with New Permit Requirements</b>		
Personal Convenience Service Establishments	Allowed Without Permit	Now Requires Use Permit
Pet Sales and Grooming Establishments	Allowed Without Permit	Now Requires Use Permit
Liquor Stores	Allowed Without Permit	Now Requires Use Permit
Bars, Massage Establishments	Allowed Without Permit	Now Requires Use Permit
Mixed-Use, Non-Residential	Allowed Without Permit	Now Requires Use Permit
Community Centers	Allowed Without Permit	Now Requires Use Permit
Multi-family and Mixed-Use Residential	Allowed With Use Permit	Now Requires Site Development Permit
<b>Land Uses No Longer Permitted</b>		
Industrial Cleaning Establishments	Allowed	Not Allowed
Electrical Substations	Allowed	Not Allowed
Equipment and Tool Rental-Not Enclosed	Allowed	Not Allowed
Funeral Homes	Allowed	Not Allowed
Food Establishments (Delivery, Catering and Drive-Through)	Allowed	Not Allowed
Golf Driving Ranges and Miniature Golf	Allowed	Not Allowed
Lumber Yards	Allowed	Not Allowed
Motor Vehicle Sales	Allowed	Not Allowed
Motor Vehicle Service Stations and Shops	Allowed	Not Allowed
Used Car Sales	Allowed	Not Allowed
Temporary Use of Traveling Shows, Carnivals, and Exhibitions	Allowed	Not Allowed

## San Mateo County Board of Supervisors

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## Janneth Lujan

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**From:** Joe LaClair  
**Sent:** Tuesday, October 24, 2017 1:54 PM  
**To:** Janneth Lujan  
**Cc:** Steve Monowitz; Lisa Aozasa  
**Subject:** FW: Planning Commission Meeting No.1640

FYI for tomorrow's meeting.

**From:** Lisa R [mailto:lreyff@gmail.com]  
**Sent:** Tuesday, October 24, 2017 1:43 PM  
**To:** Joe LaClair <jlaclair@smcgov.org>  
**Subject:** Planning Commission Meeting No.1640

Hello Joe,

Thank you for taking my call today and thoroughly explaining the proposed re-zoning plans for El Camino Real and 5th Avenue in North Fair Oaks, San Mateo County. I apologize again for my 11th hour comments, but as we chatted about on the phone, my father's poor health has hindered our ability to participate earlier and I feel strongly that our voice should be heard prior to any final re-zoning decision.

My primary concern focuses on the potential value impairment to property along the Berkshire Ave to 5th Ave stretch of El Camino, as a result of the proposed zoning. As currently proposed this section of property will be zoned primarily NMU and a small section of CMU-2. I feel, to be fair to all property owners, that this section should be zoned CMU-1, equivalent to the proposed zoning along the section of El Camino Real between Northumberland Ave and Berkshire Ave and further south between 5th Ave and Loyola Ave. That is not to say that all of this property along El Camino Real will ultimately be developed to the maximum allowed commercial and residential use, however, it is unfairly restrictive not to allow ALL of these property owners along the section of El Camino from Northumberland to Loyola the option of doing so and realize the highest and best use of their property. Stated another way, why should property owners along the Berkshire Ave to 5th Ave stretch of El Camino Real be singled out and not be allowed equivalent zoning to other property owners on either side?

I understand the Commission's goal of striking a balance of zoning but there are more appropriate sections to assign the NMU/CMU-2 zoning.

I would be happy to discuss in more detail should the Commission have any questions and thank you again for the opportunity to participate and voice an opinion on this project,

Lisa Reyff,  
Property owner 3107 El Camino Real  
949.278.4528

Receipt confirmation requested

### ***San Mateo County Board of Supervisors***

Attachment:

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## BOARD OF SUPERVISORS MEETING 10.25.17

### PUBLIC COMMENT

My name is Kent Manske and I am unable to attend this mornings meeting in which you will be requested to approve rezoning along El Camino Real and 5th Avenue. I was a highly engaged and active Phase 2A Zoning Workgroup member. I studied these zoning issues deeply. I carefully listened to the voices of the community members who wrote letters and attended both Zoning Workgroup & Community Meetings. The proposal you are about to review is not consistent with the community's preferences. The proposal fails to represent the quality of life issues and public safety concerns brought forward by both Workforce members and by the Community. These zoning changes will not enhance the North Fair Oaks Community, but would instead compound existing known and clearly articulated problems. I recommend the Board of Supervisors direct staff to draft an alternative set of amended zoning regulations that reflect the post-2011 concerns of the citizenry.