

Board Meeting Date: November 21, 2017
Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors
From: Steve Monowitz, Community Development Director
Subject: EXECUTIVE SUMMARY: Consideration of amendments to the San Mateo County Zoning Regulations and Zoning Map to allow mixed use development along El Camino Real and 5th Avenue in North Fair Oaks, add a new Design Review and Site Development Permit chapter (Chapter 29), and designate properties currently zoned General Commercial/S-1 Overlay (C 2/S-1), Neighborhood Business District/S-1 Overlay (C-1/S-1), and Parking (P) as Commercial Mixed Use-1 (CMU-1), Commercial Mixed Use-2 (CMU-2), or Neighborhood Mixed Use-El Camino Real (NMU-ECR) (Chapters 29.1, 29.2, and 29.3).

RECOMMENDATION:

Adopt an ordinance amending the zoning regulations to add the Commercial Mixed Use-1 (CMU-1) (Chapter 29.1), Commercial Mixed Use-2 (CMU-2) (Chapter 29.2), and Neighborhood Mixed Use-El Camino Real (NMU-ECR) (Chapter 29.3) zones; apply the new zones to parcels along the portions of El Camino Real and 5th Avenue in unincorporated North Fair Oaks, San Mateo County, located between the City of Redwood City border and Town of Atherton border along El Camino Real and between El Camino Real and the Caltrain Rail corridor along 5th Avenue, including related zoning map amendments, and add a new Design Review and Site Development Permit chapter (Chapter 29) to implement the new zoning.

DISCUSSION:

The proposed CMU-1, CMU-2, and NMU-ECR zoning implements the land uses adopted in the North Fair Oaks Community Plan (Community Plan). The Design Review and Site Development Permit chapter (Chapter 29) establishes design standards consistent with the design standards included in Chapter 7 of the Community Plan, and creates a streamlined permit process for projects that comply with all relevant standards. Projects that include conditionally permitted uses, or that require exceptions from applicable standards, will require a conditional use permit.

The proposed zoning will facilitate redevelopment of the El Camino Real and 5th Avenue with projects that harmonize with the neighborhood and provide much needed housing. The zoning is designed to incentivize affordable housing and mixed use development allowing a medium to high density of land uses, including a mix of multi-family residential and local- and regionally-oriented commercial and institutional uses. The development and design standards ensure that new development will

complement existing residential uses and provide public amenities that facilitate non-motorized trips, all of which could not be achieved under the current zoning.

Key Changes from Existing Zoning

Key changes in the new CMU-1, CMU-2, and NMU-ECR Zoning Regulations include:

1. Mixed Use Development. Residential mixed-use development, currently allowed only with a use permit, will be allowed without any special permit.
2. Height. The maximum allowed building height varies, from 40 to 60 feet (NMU-ECR: 40 feet, CMU-2: 50 feet, and CMU-1: 60 feet).
3. New Uses/Permit Requirements. The new zoning adds exercise facilities as a permitted use and better regulates new uses with the potential to adversely affect adjacent development by requiring use permits for a variety of uses, including bars and liquor stores, as shown in Attachment F. The new permit process establishes detailed design controls to ensure that projects are compatible with adjoining development, and a streamlined review process for projects that fully comply with all zoning and design standards.
4. Parking. The new zoning modifies parking requirements for some uses, and adds provisions for shared and off-site parking.
5. Uses No Longer Permitted. A number of uses currently allowed by zoning will no longer be allowed, including industrial cleaning establishments and motor vehicle fueling and service stations, as shown in Attachment F.

Public, Stakeholder, and Community Outreach and Input

Formulation of the CMU-1, CMU-2, and NMU-ECR Zoning Regulations was overseen by a workgroup of local residents and stakeholders, whose purpose was to provide input to staff, and provide a forum for community input on the new zoning. The proposed zoning was also presented to the public at a number of community forums, including briefings before the NFO Council, and multiple public workshops. Comments received at all of these forums and meetings have been considered and, where appropriate, integrated into the regulations. The North Fair Oaks Council, the designated body representing the North Fair Oaks community, reviewed the proposed zoning amendment on July 31, 2017, and unanimously recommended approval.

Environmental Review

Pursuant to California Environmental Quality Act Guidelines Section 15168(c), staff has concluded that the rezoning is within the scope of the Program Environmental Impact Report (Program EIR) certified for the North Fair Oaks Community Plan Update in 2011, and that the rezoning will have no new effects or require new mitigation measures. Staff has documented this conclusion and the supporting analysis in a checklist. Further, all applicable mitigation measures from the Program EIR will be imposed on future projects developed pursuant to the proposed zoning.

County Counsel has reviewed the proposed zoning and resolution as to form.

Approval of this project contributes to the Shared Vision 2025 of a Livable Community by focusing growth near transit, promoting affordable livable connected community in this portion of unincorporated North Fair Oaks, consistent with the 2011 North Fair Oaks Community Plan.

FISCAL IMPACT:

None.