



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Planning and Building



Date: November 13, 2013
Board Meeting Date: December 10, 2013
Special Notice / Hearing: Newspaper/10-Day
Notice/Property Owners
Vote Required: 4/5ths

To: Honorable Board of Supervisors

From: Jim Eggemeyer, Community Development Director

Subject: EXECUTIVE SUMMARY: Public hearing to consider amending the General Plan Land Use Map for four parcels from "Neighborhood Mixed Use" to "Single-Family Residential"; rezone three parcels from C-1/S-1 and C-1/NFO/FO to R-1/S-73; and certification of a Negative Declaration, to rezone the commercially zoned area in the unincorporated North Fair Oaks area

RECOMMENDATION:

1. Approve the proposed General Plan Land Use Map Amendment and Zoning Map Amendment, and certify the Negative Declaration, County File Number PLN 2012-00315, by adopting the required findings as contained in Attachment A.
2. Adopt the Resolution to change the subject parcels' General Plan Land Use designation from "Neighborhood Mixed Use" to "Single-Family Residential."
3. Adopt the Ordinance to change the subject parcels' Zoning Map designation from C-1/S-1 (Neighborhood Commercial) and C-1/NFO/FO (Neighborhood Commercial/Fair Oaks) to R-1/S-73 (Single-Family Residential/5,000 sq. ft. minimum parcel size) and waiver of reading the Ordinance in its entirety.

BACKGROUND:

The Planning Department is proposing to rezone three parcels (C-1/NFO/Fair Oaks; mixed zoning of C-1/S-1 and R-1/S-73; and C-1/S-1) from their current commercial zoning to a residential zoning designation (R-1/S-73). Additionally, the proposed project will require a change to the General Plan Map designation (as shown on the North Fair Oaks specific plan map) of the above three parcels, as well as the adjacent parcel from "Neighborhood Mixed Use" to "Single-Family Residential." No new physical development is proposed on the four parcels at this time.

DISCUSSION:

On November 20, 2012, the Board of Supervisors adopted an Urgency Interim Ordinance rezoning the parcel at 3821 Fair Oaks Avenue from C-1/S-1 to C-1/NFO/Fair Oaks. The Board also directed staff to analyze how the existing use provides, or can be made to provide, a neighborhood benefit. On October 8, 2013, the Board extended the Urgency Ordinance to October 25, 2014.

On March 13, 2013 and again on September 11, 2013, the Planning Commission held public hearings on this matter. At the September 11 hearing, the Commission directed staff to prepare for review the necessary Ordinances to rezone the subject parcels to R-1/S-73 and re-designate them to "Single-Family Residential" on the General Plan Land Use Map. On November 20, 2013, the Planning Commission voted 5-0 to recommend to your Board the adoption of the necessary Resolution and Ordinance to rezone the subject parcels.

County Counsel has reviewed and approved the Ordinance and Resolution as to form.

The approval of the proposed General Plan and Zoning Map amendments contributes to the 2025 Shared Vision outcome of a Livable Community by reducing land use conflicts in the North Fair Oaks neighborhood.

FISCAL IMPACT:

No fiscal impact to the Planning and Building Department.