

RESOLUTION NO. _____

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

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**RESOLUTION TO AMEND THE SAN MATEO COUNTY GENERAL PLAN LAND USE
MAP AFFECTING FOUR PARCELS ON FAIR OAKS AND SAN BENITO AVENUES
IN THE UNINCORPORATED NORTH FAIR OAKS AREA**

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

WHEREAS, in 2011, the Board of Supervisors (Board) adopted the North Fair Oaks Community Plan (a subset of the County General Plan), which included the Land Use Designations: “Neighborhood Mixed-Use (Medium Density) Commercial/Residential/Public” and “Single-Family Residential”; and

WHEREAS, on November 20, 2012, the Board adopted an Urgency Interim Ordinance that rezoned the subject parcels to C-1/NFO/Fair Oaks. At the same hearing, the Board also directed Planning staff to analyze how the existing use at 3821 Fair Oaks Avenue provides, or can be made to provide, a neighborhood benefit; and

WHEREAS, on March 13, 2013, the Planning Commission reviewed staff’s analysis of the land uses at 3821 Fair Oaks Avenue and the adjacent parcels (collectively known as the Fair Oaks Commercial Area). The Commission directed staff to explore a number of zoning options, conduct additional research, and report back; and

WHEREAS, on September 11, 2013, the Planning Commission reviewed the additional information provided by staff as well as public testimony regarding the impacts of the commercial activities occurring on the project parcels. Based upon this evidence, the Commission determined that the Fair Oaks Commercial Area is not a compatible use with the surrounding residentially designated parcels; and

WHEREAS, the Commission found that the increased traffic (both quantity and type) generated by the commercial activities at the project site posed a substantial safety impact to the area that is exacerbated by the relatively narrow roads in the area, as well as traffic calming measures within the area such as the roundabout that lies in the adjacent road intersection; and

WHEREAS, the Commission also found that the amount and type of parking at the project site was inadequate to accommodate the large delivery vehicles that serve the existing commercial use, thus causing the delivery vehicles to park in the adjacent street travel way. This in turn causes passing vehicles to cross into the on-coming traffic lane to get around the parked delivery vehicles, increasing the potential for traffic accidents. The Commission determined that, because of the small size of the subject parcels, this situation cannot be remedied, thus any other future commercial uses on the project site will also face the same potential problem; and

WHEREAS, the Commission also found that the current commercial use on the project site generates noise and odors that are not commonly associated with residential districts. The current use notwithstanding, the Commission also found that a

number of other permitted uses in the C-1 zoning district could also generate significant levels of noise and odors that are not compatible with the surrounding residentially designated area; and

WHEREAS, re-designating the project parcels to “Residential” complies with General Plan Policies 8.14 (*Land Use Compatibility*) and 8.17 (*Buffers*), which encourage the protection of existing single-family areas from adjacent incompatible land uses, and provides buffers between different land uses to avoid conflicts; and

WHEREAS, on November 20, 2013, the San Mateo County Planning Commission held public hearings to consider the amendment described above; and

WHEREAS, on December 10, 2013, the San Mateo County Board of Supervisors held a public hearing to consider the amendment described above.

NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED that the Board of Supervisors hereby amends the County General Plan Land Use Map as shown on the attached map labeled Exhibit A.

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Exhibit A

