

**ORDINANCE NO. .**  
**BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,**  
**STATE OF CALIFORNIA**

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**AN ORDINANCE AMENDING CHAPTER 4 OF DIVISION VI OF THE SAN MATEO  
COUNTY ORDINANCE CODE (ZONING ANNEX) TO ADD LANGUAGE  
THAT SPECIFICALLY SUNSETS COMMERCIAL ACTIVITIES AT  
3821 FAIR OAKS AVENUE**

The Board of Supervisors of the County of San Mateo, State of California,

**ORDAINS** as follows

**SECTION 1.** Section 6134.1 of Chapter 4 of Part One of Division VI of the San Mateo County Ordinance Code (Zoning Annex) shall be amended to read as follows (new language in bold and underlined):

**SECTION 6134. NON-CONFORMING USES.**

1. Continuation of Non-Conforming Uses. A non-conforming use may continue to exist providing all other provisions of this Chapter are met, and the use is not a confined animal use shown to degrade water quality or sensitive habitats. A non-conforming confined animal use shown to degrade water quality and sensitive habitats shall be abated in accordance with the procedure established by the Confined Animal Regulations (San Mateo County Ordinance Code, Division 6, Part 4, Chapter 1).

The Board of Supervisors, upon recommendation by the Planning Commission at a public hearing, can require that any non-conforming use

(except residential) be removed or converted to a permitted use within a prescribed period of time, as allowed by law, and upon findings that (1) the non-conforming use is detrimental to the health, safety or public welfare of the surrounding area, and (2) it degrades the neighborhood character.

**All uses at 3821 Fair Oaks Avenue (APN 060-123-360) not permitted in the R-1 Zoning District shall, on May 10, 2015, cease to be a legal non-conforming use, and shall on that date become a violation of the parcel's zoning.**

**SECTION 2.** This ordinance shall be in full force and effect thirty (30) days after its passage.

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