

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

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**AN ORDINANCE AMENDING DIVISION VI OF THE SAN MATEO COUNTY
ORDINANCE CODE (ZONING ANNEX) TO REVISE THE ZONING TEXT,
APPENDIX A (PLANNED UNIT DEVELOPMENTS), TO ENACT THE
PLANNED UNIT DEVELOPMENT NO. 137 (PUD-137) ZONING DISTRICT
REGULATIONS ON A SINGLE PROPERTY IN THE UNINCORPORATED
NORTH FAIR OAKS AREA**

The Board of Supervisors of the County of San Mateo, State of California,
ORDAINS as follows

SECTION 1. The San Mateo County Ordinance, Division VI, Part One, Zoning Maps, Appendix A (Special Districts and Planned Unit Developments) is hereby amended to establish and enact the Planned Unit Development No. 137 (PUD-137) to read as follows:

PUD-137. PLANNED UNIT DEVELOPMENT SECTIONS

- A. PURPOSE
- B. DEVELOPMENT PLAN
- C. HEIGHT
- D. SETBACKS
- E. LOT COVERAGE
- F. FLOOR AREA
- G. MAINTENANCE OF LANDSCAPING
- H. RESTRICTION OF OUTDOOR LIGHTING

I. MAINTENANCE OF MINIMUM PARKING PROVISIONS

SECTION A. PURPOSE. The following PUD-137 regulations shall govern the land use and development of a multiple-family residential development (described below) on an 18,000 sq. ft. property (Assessor's Parcel Numbers 060-265-050, 060-265-060, and 060-265-070) located at 101 and 105 Fifth Avenue in the unincorporated North Fair Oaks area of San Mateo County. To the extent that the regulations contained herein conflict with other provisions of Part One, Division VI (Zoning) of the San Mateo County Ordinance Code, the regulations contained herein shall govern.

SECTION B. DEVELOPMENT PLAN. All development shall conform to the development plans (County File Number PLN 2014-00118) for the subject property as recommended for approval by the Planning Commission on October 8, 2014, and by the Board of Supervisors on November 18, 2014, and on file in the office of the County Planning Department. Those plans include the following specific elements:

- (a) The construction of a single two-story, 16-unit apartment building, with a total floor area of 13,376 sq. ft.
- (b) Construction of an access driveway.
- (c) The provision of all new and approved landscaping.

- (d) The provision and maintenance of all access driveway surface materials and drainage elements. No enlargement to this building shall be allowed and no building or site design modifications shall be allowed unless determined to be minor and approved by the Community Development Director. The Community Development Director shall make any necessary determination of conformity with the plan.

SECTION C. HEIGHT. Heights of the proposed building shall conform to those shown in the approved plans.

SECTION D. SETBACKS. The minimum setbacks of the proposed building shall conform to those shown in the approved plans or as modified by conditions of approval.

SECTION E. LOT COVERAGE. The maximum lot coverage on the project site shall comply with that shown on the approved plans or as modified by conditions of approval.

SECTION F. FLOOR AREA. The maximum floor area for all floors of the proposed building shall comply with that shown on the approved plans or as modified by conditions of approval.

SECTION G. MAINTENANCE OF LANDSCAPING. All landscaping (i.e., trees, shrubs, flowers, groundcover), as required by the conditions of approval for this project, shall be maintained in a healthy condition. Any dead or dying landscaping elements shall be replaced in like kind immediately.

SECTION H. RESTRICTION OF OUTDOOR LIGHTING. Outdoor lighting (i.e., number, location and type of fixtures) shall be restricted to that on the approved plans or as modified by conditions of approval. All light glare shall be contained to the subject parcel and shall not project onto or at any adjacent residential use.

SECTION I. MAINTENANCE OF MINIMUM PARKING PROVISIONS. Parking provisions for a minimum of 16 uncovered parking spaces, or as modified by conditions of approval, shall be provided and maintained as shown on the approved plans. No parking space shall be used in such a manner as to prevent its use for parking (e.g., storage, etc.). The internal backup area and access driveway shall be kept free of any permanently parked vehicles, and shall be reserved for vehicle circulation and temporary deliveries.

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

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