



**COUNTY OF SAN MATEO**  
Inter-Departmental Correspondence  
Planning and Building



**Date:** October 20, 2015  
**Board Meeting Date:** November 3, 2015  
**Special Notice / Hearing:** Newspaper – 10 Days  
Notice  
**Vote Required:** Majority

**To:** Honorable Board of Supervisors

**From:** Steve Monowitz, Community Development Director

**Subject:** EXECUTIVE SUMMARY: Public hearing to consider adoption of a zoning text and map amendment replacing the existing C-1/NFO Zoning District along Middlefield Road in North Fair Oaks from First Avenue to Eighth Avenue with a new Neighborhood Mixed-Use Zoning District, adoption of minor changes to the existing Design Review regulations for this section of Middlefield Road, and certification of a related Negative Declaration.

**RECOMMENDATION:**

1. Adopt, by ordinance, a new NMU (Neighborhood-Mixed Use, North Fair Oaks) Zoning District, applicable in North Fair Oaks along Middlefield Road from First Avenue to Eight Avenue, and waive the reading of the ordinance in its entirety.
2. Amend, by ordinance, the County Zoning Maps to re-designate the area currently designated as C-1/NFO/S-1/DR zoning on Middlefield Road between First Avenue and Eighth Avenue with the NMU/DR zoning designation, and waive the reading of the ordinance in its entirety.
3. Adopt, by ordinance, the amended Design Review regulations for this area, and waive the reading of the ordinance in its entirety.
4. Certify the related Negative Declaration for the project as complete and correct.

**BACKGROUND:**

The proposed zoning amendment replaces the existing C-1/NFO/S-1/DR zoning along Middlefield Road between First Avenue and Eighth Avenue with a new Neighborhood Mixed-Use (NMU) Zoning District, implementing the land use categories incorporated in the North Fair Oaks Community Plan (Community Plan). The proposed changes also include minor amendments to the existing Design Review regulations applicable to this section of Middlefield Road.

## **DISCUSSION:**

Key changes in the new NMU zoning regulations include:

1. New Land Uses. The new zoning allows a number of new land uses, primarily with use permits, including farmers markets and small exercise facilities, among others.
2. Mixed-Use Development. Residential mixed-use development with commercial ground floor uses, currently allowed only with a use permit, will be allowed without any special permit.
3. Height. The maximum allowed building height is increased from 36 to 40 feet.
4. New Uses/Permit Requirements. The new zoning more closely regulates uses with the potential to adversely impact adjacent development, by requiring use permits for a variety of uses including bars and liquor stores.
5. Parking. The new zoning modifies parking requirements for some uses, and adds provisions for shared and off-site parking.
6. Uses Disallowed. A number of uses currently allowed by zoning will no longer be allowed, including industrial cleaning establishments and motor vehicle fueling and services stations.

The North Fair Oaks Council reviewed the proposed zoning amendment on August 27, 2015, and unanimously recommended approval of the proposed zoning and design review amendments.

The County Planning Commission reviewed the proposed amendments on September 23, 2015, and voted unanimously to recommend that the Board of Supervisors adopt the proposed NMU zoning regulations, adopt the proposed Design Review amendments, and certify the related Negative Declaration.

An Initial Study and Negative Declaration have been prepared for this zoning amendment. The Initial Study and Negative Declaration were posted on September 25, 2015. No comments have been received to date.

County Counsel has reviewed and approved the ordinances as to form.

The adoption of the proposed zoning and design review amendments contributes to the 2025 Shared Vision outcome of a Livable Community by directly implementing the adopted North Fair Oaks Community Plan, which is the subsection of the County General Plan that establishes the goals for development in North Fair Oaks, including the goals of creating and enhancing a safe, accessible, walkable, neighborhood-serving mix of locally-oriented residential and commercial uses on Middlefield Road.

**FISCAL IMPACT:**

There is no direct fiscal impact to the County from approval of this project.

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