

ORDINANCE NO. 04480

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

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**AN ORDINANCE AMENDING PART ONE (ZONING ANNEX) OF DIVISION VI
(PLANNING) OF THE SAN MATEO COUNTY ORDINANCE CODE TO REVISE
THE ZONING TEXT, APPENDIX A (PLANNED UNIT DEVELOPMENTS) TO
ENACT THE PLANNED UNIT DEVELOPMENT NO. 134 (PUD-134)
ZONING DISTRICT REGULATIONS ON TWO PARCELS IN THE
UNINCORPORATED WEST MENLO PARK 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 Text,
Appendix A (Special Districts and Planned Unit Developments) is hereby amended to
establish and enact the Planned Unit Development No. 134 (PUD-134) to read as
follows:

PUD-134. PLANNED UNIT DEVELOPMENT

SECTIONS:

1. PURPOSE
2. DEVELOPMENT PLAN
3. RESTRICTION TO PERMITTED USES
4. HEIGHT
5. SETBACKS
6. LOT COVERAGE
7. FLOOR AREA
8. MAINTENANCE OF LANDSCAPING
9. RESTRICTION OF OUTDOOR LIGHTING
10. MAINTENANCE OF MINIMUM PARKING PROVISIONS
11. RESTRICTED HOURS FOR DELIVERIES
12. RESTRICTION ON HOURS OF OPERATION

13. TRASH DISPOSAL AND RECYCLING
14. ENTRY/EXIT DRIVEWAY
15. SIGNAGE

SECTION 1. PURPOSE. The following PUD-134 regulations shall govern the land use and development of an office development (described below) on 20,562 sq. ft. (Assessor's Parcel Numbers 074-120-140 and 074-120-160) located at 2126 and 2128 Sand Hill Road, in the unincorporated West Menlo Park 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 2. DEVELOPMENT PLAN. All development shall conform to the development plans (County File Number PLN 2008-00136) for the subject property as approved by the Planning Commission on August 26, 2009 and by the Board of Supervisors on October 6, 2009, and on file in the office of the County Planning Department. Those plans include the following specific elements: (a) the creation of one parcel through the merger of APN 074-120-140 (8,662 sq. ft.), and APN 074-120-160 (11,900 sq. ft.); (b) construction of the 12,600 sq. ft., two-story building for professional office use; (c) construction of underground parking garage with 50 parking spaces, including two handicapped spaces; (d) the provision and maintenance of all new and approved landscaping; and (e) the provision and maintenance of all parking area surface materials and drainage elements. No enlargements 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 3. RESTRICTION TO PERMITTED USES. Only the following uses shall be allowed: Office commercial. Office uses EXCLUDE manufacturing, retail sales, dental, medical and distribution. No more than a total of 40 employees may be working within the building at any time.

SECTION 4. HEIGHT. Height of the building shall conform to the height shown on the approved plans.

SECTION 5. SETBACKS. The minimum setbacks of the building shall conform to those shown on the approved plans.

SECTION 6. LOT COVERAGE. The maximum lot coverage for the building shall comply with that shown on the approved plans.

SECTION 7. FLOOR AREA. The maximum floor area for all floors of the building shall comply with that shown on the approved plans.

SECTION 8. MAINTENANCE OF LANDSCAPING. All proposed landscaping (i.e., trees, shrubs, flowers, groundcover), shown on the approved landscape plan and specified in added conditions of approval, shall always be maintained in a healthy condition. Any dead or dying landscaping elements shall be replaced in like kind immediately.

SECTION 9. RESTRICTION OF OUTDOOR LIGHTING. All light glare shall be contained to the subject parcel and shall not project onto or at any adjacent residential use.

SECTION 10. MAINTENANCE OF MINIMUM PARKING PROVISIONS. Parking provisions for a minimum of 50 parking spaces shall be provided and maintained as shown on the approved plans. The tandem parking stall system, which accounts for 30 parking spaces, is to be used for employee parking only. Two parking spaces shall be handicapped spaces. The garage shall not be used in such a manner as to prevent its use for parking. The entry driveway shall be kept free of any permanently parked vehicles, and shall be reserved for vehicle circulation and temporary deliveries.

SECTION 11. RESTRICTED HOURS OF OPERATION. All business entities shall operate during the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday. From time to time, exceptions to these standard hours can be made for individual employees and special events.

SECTION 12. RESTRICTED HOURS FOR DELIVERIES. Equipment, supply and other deliveries shall be restricted to weekdays between the hours of 8:00 a.m. and 6:00 p.m.

SECTION 13. TRASH DISPOSAL AND RECYCLING. All occupants shall participate fully with the local jurisdiction's trash disposal and recycling program (for recycling of all eligible glass, aluminum, steel, plastic, paper). Sanitation vehicles shall operate in accordance with the Menlo Park Noise Ordinance. No noise in excess of 85 db is allowed prior to 8:00 a.m.

SECTION 14. ENTRY/EXIT DRIVEWAY. The required safety sign at the driveway shall alert all exiting vehicles to watch out for oncoming pedestrian and bicycle traffic to their left (traveling westward on Sand Hill Road) before they turn right (right turn only). This sign shall be maintained in good and readable condition.

The required silent alert signal for pedestrians crossing the driveway shall be operational at all times and maintained in good condition.

SECTION 15. SIGNAGE. Only one business-identifying sign is allowed. That sign may not be lit in any fashion. Its design shall be subject to the review and approval of the Community Development Director.

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

Regularly passed and adopted this 6th day of October, 2009.

AYES and in favor of said ordinance:

Supervisors:

MARK CHURCH

CAROLE GROOM

RICHARD S. GORDON

ROSE JACOBS GIBSON

ADRIENNE J. TISSIER

NOES and against said ordinance:

Supervisors:

NONE

Absent Supervisors:

NONE



*President, Board of Supervisors
County of San Mateo
State of California*

Certificate of Delivery

I certify that a copy of the original resolution filed in the Office of the Clerk of the Board of Supervisors of San Mateo County has been delivered to the President of the Board of Supervisors.



*Marie L. Peterson, Deputy
Clerk of the Board of Supervisors*

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