

ORDINANCE NO. 04544
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

* * * * *

**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. 136 (PUD-136) 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. 136 (PUD-136) to read as follows:

PUD-136. 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

04544

9. RESTRICTION OF OUTDOOR LIGHTING
10. MAINTENANCE OF MINIMUM PARKING PROVISIONS
11. RESTRICTION ON HOURS OF OPERATION
12. OPERATING PROCEDURES

SECTION 1. PURPOSE. The following PUD-136 regulations shall govern the land use and development (described below) on an 11,185 sq. ft. property (Assessor's Parcel Number 054-262-310) located at 2625 Marlborough 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 2. DEVELOPMENT PLAN. All development shall conform to the development plans (County File Number PLN 2010-00172) for the subject property as conditioned and approved by the Planning Commission on February 9, 2011, and by the Board of Supervisors on March 15, 2011, and on file in the County Planning and Building Department. Those plans include the following specific elements: (a) construction of 9,624 sq. ft. building for a gymnasium/ recreation center, a two-bedroom caretaker apartment, and office space for a Sheriff's substation; (b) the provision and maintenance of all new and approved landscaping and surface materials; (c) and 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. This PUD shall be for the limited operation of a gym/recreation facility, Sheriff's substation, with one residential caretaker apartment. The facilities located on the property that is the subject of this PUD shall not be used as a residence or allow for sleep anywhere in the building except the designated caretaker's unit/apartment. The kitchen located on the first floor shall not be upgraded to commercial standards and shall not be used in the regular service of food to the public. The gymnasium/recreation center that is located on the property that is the subject of this PUD shall be limited to conducting no more than four (4) special events per year. For purposes of this Section 3, "special event" means a public activity held for the purpose of amusement, education, or entertainment of the participants or the public to publicize or aid an organization or commemorate an event or occasion. These events would include, for example, a volunteer appreciation dinner, holiday toy drive, etc., each will have a scheduled time and duration that may impact the normal operation of the adjacent areas.

SECTION 4. HEIGHT. Heights of all the buildings shall conform to those shown in the approved plans as adopted by the Board of Supervisors.

SECTION 5. SETBACKS. The minimum setbacks of all the buildings shall conform to those shown in the approved plans or as modified by conditions of approval as adopted by the Board of Supervisors.

SECTION 6. LOT COVERAGE. The maximum lot coverage for all buildings shall comply with that shown on the approved plans or as modified by conditions of approval as adopted by the Board of Supervisors.

SECTION 7. FLOOR AREA. The maximum floor area for all floors of all buildings shall comply with that shown on the approved plans or as modified by conditions of approval as adopted by the Board of Supervisors.

SECTION 8. 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 perpetuity by that of a like kind immediately. The Community Development Director should determine when landscaping is considered of "like kind."

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

SECTION 10. MAINTENANCE OF MINIMUM PARKING PROVISIONS.

The facility located on the premises that is subject of this PUD shall maintain a minimum of 24 on-site bike parking spaces and a minimum of 37 vehicle off-street parking spaces, as shown on the approved plans. The internal backup area and access driveway shall be kept free of any permanently parked vehicles, and shall be reserved for vehicle circulation.

SECTION 11. RESTRICTION ON HOURS OF OPERATION. Administrative staff and the San Mateo County Sheriff's staff at the Siena Youth Center may be on-site at any time. The hours of operation for members/clients visiting the Siena Youth Center shall be from 9:00 a.m. to 9:00 p.m., Sunday through Thursday, and from 9:00 a.m. to 10:00 p.m., Friday and Saturday. The operator of the Center shall ensure that the facility is promptly closed and all members/clients shall disperse from the site within one-half hour of closure.

SECTION 12. OPERATING PROCEDURES.

- a. In regard to the four yearly special events, as defined in Section 3, the operator shall notice Current Planning Staff and all adjacent neighbors/property owners within a 300' radius of said special events. The applicant shall include in the notice a description of the event, date, and duration of the event, at minimum 14 days prior to the event.
- b. The facility operator or an appointed, identified, responsible adult representative shall be present and remain at all events to ensure that all

applicable conditions of the PUD are met. This person shall be present at all special events and/or organized games and shall regularly walk the surrounding area to ensure that proper parking etiquette is observed, bringing violations to the attention of the attendees.

- c. The operator shall supply to the Current Planning Section a monthly schedule of events that provides a daily breakdown of uses and hours. This calendar shall also be posted in a conspicuous location at the exterior of the building.

- d. All associated calendars, fliers, event notifications, etc., shall include the following language in Spanish and English: Due to the limited amount of parking availability in the area we encourage visitors to either bicycle, carpool, or walk to activities at this facility, where possible.

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

* * * * *

Regularly passed and adopted this 15th day of March, 2011.

AYES and in favor of said ordinance:

Supervisors:

CAROLE GROOM

DON HORSLEY

ROSE JACOBS GIBSON

ADRIENNE J. TISSIER

NOES and against said ordinance:

Supervisors:

NONE

Absent Supervisors:

NONE

Carole Groom

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

Certificate of Delivery

I certify that a copy of the original ordinance 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

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

04544