

**Board Meeting Date:** April 24, 2018  
**Special Notice / Hearing:** 10-Day Notice  
**Vote Required:** Majority

**To:** Honorable Board of Supervisors

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

**Subject:** EXECUTIVE SUMMARY: Consideration of (1) a General Plan Map Amendment changing the land use designation of one parcel from Multi-Family Residential to Commercial Mixed-Use and (2) a Zoning Map Amendment to rezone the same parcel from R-2/S-50 to CMU-1 to allow construction of a 20-space parking lot. The project is located at 3295 El Camino Real in the unincorporated North Fair Oaks area of San Mateo County.

County File Number: PLN 2015-00512  
(Brogno/Darrck Pearl Investments LLC)

**RECOMMENDATION:**

- A) Approve the proposed General Plan Land Use Map and Zoning Map Amendment, and certify the Mitigated Negative Declaration by adopting the required findings and conditions of approval.
- B) Adopt an ordinance amending Chapter 2 of Division VI of the San Mateo County Ordinance Code (Zoning Annex) to revise the Zoning Maps, Appendix A, to change the zoning of a portion of one parcel from “R-2/S-50” to “CMU-1,” in the unincorporated North Fair Oaks area.
- C) Adopt a resolution to amend the San Mateo County General Plan Land Use Map to change the land use designation of a portion of one parcel from “Multi-Family Residential” to “Commercial Mixed-Use,” in the unincorporated North Fair Oaks area.

**BACKGROUND:**

The applicant requests an amendment to the Zoning and General Plan maps to rezone the rear portion of a developed 22,696 sq. ft. split-zoned parcel located at 3295 El Camino Real. The rezone will change the current zoning of R-2/S-50 (Multi-Family Residential) to CMU-1 (Commercial Mixed-Use), consistent with the front portion of the parcel, and to allow for construction of a parking lot (20 vehicle spaces; 10 bicycle spaces) to serve the existing office building in an area on the parcel that had been used historically for off-street parking. Parking is not an allowed use under R-2/S-50; the

applicant proposes the rezone to remedy this non-conformity. Minimum site grading is proposed for parking lot construction. Two significant trees are proposed for removal with remaining vegetation to be incorporated into the parking lot design.

**DISCUSSION:**

Planning Commission Hearings: The project proposal was initially heard on May 24, 2017, where the Planning Commission did not support the request for recommendation of approval while a larger rezoning effort was being conducted by staff. Following the adoption of the CMU-1, CMU-2, and NMU-ECR Zoning Districts by the Board on November 21, 2018, the Planning Commission heard the project again on February 28, 2018 and recommended approval.

Major Development Pre-Application Meeting: A public meeting was held on January 28, 2016 at the North Fair Oaks Community Council Meeting (NFOCC). The item was continued to the August 25, 2016 NFOCC meeting, where the Council recommended denial of the project out of concern for a loss of a residentially-zoned parcel. Refer to Section A.7., below, for further discussion.

General Plan: The rezone and development are consistent with the General Plan Visual Quality, Urban Land Use, and Transportation polices. Secure bicycle parking, to serve the existing commercial building and parking lot, is compliant with policies regulating minimum on-site parking needed for the existing commercial building which does not have any on-site parking. The parking lot will utilize permeable pavers, wood fence screening, and bioretention areas.

North Fair Oaks Community Plan: The North Fair Oaks Community Plan encourages mixed-used development along major commercial corridors and the redevelopment of underutilized and vacant land. Rezoning of the rear portion allows for the construction of needed off-street parking prohibited under current zoning.

Zoning Regulations: The rezone will correct a split-zoned parcel into one zone and a general plan designation. The CMU-1 District allows for greater density compared to the existing Two-Family Residential Zoning District.

Environmental Review: An Initial Study and a Mitigated Negative Declaration in conformance with CEQA guidelines were circulated for the project. No comments were received. County Counsel has reviewed the Resolution and Ordinance as to form.

Approval of this project contributes to the Shared Vision 2025 of a Livable Community by promoting the intensification of vacant parcels along major transportation corridors.

**FISCAL IMPACT:**

None.