

**Board Meeting Date:** September 4, 2018  
**Special Notice / Hearing (Planning and Building):** 10-Day Notice  
**Special Notice / Hearing (Real Property Services):** 2-Week Notice  
**Vote Required:** Majority

**To:** Honorable Board of Supervisors

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

**Subject:** EXECUTIVE SUMMARY: Consideration of (1) a General Plan Land Use Map Amendment changing the land use designation of one parcel from Multi-Family Residential to Commercial Mixed-Use; (2) a Zoning Map and Text Amendment to rezone one parcel from Two Family Residential District/S-5 Combining District (R-2/S-5) and five parcels from Neighborhood Mixed Use-El Camino Real (NMU-ECR) to Planned Unit Development (PUD); and (3) vacation of a public alley and sanitary sewer easement to allow construction of a 90-unit residential elderly care facility. The project is located at the northern corner of El Camino Real and East Selby Lane in the unincorporated North Fair Oaks area of San Mateo County.

County File Number: PLN 2017-00251  
(Liang/ Mortgage Investors III, IV, XI, XII LLC)

**RECOMMENDATION:**

Recommendation to the Board of Supervisors to:

- A) Open public hearing.
- B) Close public hearing.
- C) Approve the proposed General Plan Land Use Map Amendment and Zoning Map and Text Amendment by adopting the required findings and conditions of approval.
- D) Adopt an ordinance (1) amending Division VI of the County Ordinance Code (Zoning Regulations), Appendix A (Planned Unit Developments) to add the zoning text to enact the Planned Unit Development Zoning District Regulations, (2) amending Chapter 2 (Zoning Districts) of Division VI of the County Ordinance Code (Zoning Regulations) to revise the zoning maps to add the Planned Unit Development Zoning District affecting six properties in the unincorporated North Fair Oaks area, and (3) amending County General Plan Land Use Maps 8.1M and 8.4M to revise the land use designation of one property in the unincorporated North Fair Oaks area.

- E) Adopt a resolution authorizing the vacation of a public service easement and alley that cross APNs 054-285-260 and 060-271-060, -070, -080, -090, -100, and -110 in Redwood City (unincorporated).

**BACKGROUND:**

The applicant, Jerry Liang of Sunrise Senior Living, requests a General Plan Land Use Map Amendment, Zoning Map and Text Amendment, and vacation of a public alley (alley) and sanitary sewer easement (easement) to allow construction of a two- and three-story 90-unit residential elderly care facility at the corner of El Camino Real (ECR) and East Selby Lane in the unincorporated North Fair Oaks area of San Mateo County. The proposed project also requires the Planning Commission to authorize a Lot Merger, approve a Grading Permit, and determine if the proposed vacation of the alley and easement conforms to the County General Plan.

The facility will include 90 studio, double, and semi-private units for up to 127 elderly residents, a secured garden on the northeast side along Markham Avenue, roof garden, access road and delivery area along the western property line accessed via ECR, and a 63-space underground parking garage with bicycle storage. The applicant will install and upgrade some street improvements and contribute to a fund for a future residential permit parking program for the Selby Park neighborhood, the residential neighborhood east of the project site.

The proposed use is not permitted and does not fully comply with all the development standards of the Neighborhood Mixed Use-El Camino Real (NMU-ECR) Zoning District. A Zoning Map and Text Amendment is required to rezone one of the six parcels (APN 060-271-060) zoned Two Family Residential District/S-5 Combining District (R-2/S-5) and the other five parcels zoned NMU-ECR to Planned Unit Development (PUD). The proposed PUD District will be customized to accommodate the unique use, which will result in conformance with the allowed uses and maximum densities outlined in the North Fair Oaks Community Plan for this area. Additionally, to achieve a consistent land use designation throughout the proposed merged parcel, a General Plan Land Use Map Amendment is required to change the land use designation of one parcel (APN 060-271-060) from Multi-Family Residential to Commercial Mixed Use (CMU). The proposed project also requires a Lot Merger to merge six parcels (APNs 060-271-060, -070, -080, -090, -100, and -110) to create one 61,726 sq. ft. (1.42-acre) parcel for the proposed development and a Grading Permit for approximately 11,000 cubic yards of excavation for the facility's underground parking garage and the removal of 14 significant-sized trees.

*Vacation of Pubic Alley and Sanitary Sewer Easement*

The requested vacation of a 20-foot wide dead-end public alley (alley) and sanitary sewer easement (easement) north of East Selby Lane is required to develop the proposed facility as it runs through the middle of the proposed merged lot. The Planning Commission considered the County Real Property Services Division's request at their public hearing on July 25, 2018, and found and reported the proposed vacation to be in compliance with all applicable General Plan Policies.

**DISCUSSION:**

A public workshop was held on May 4, 2017 at the Fair Oaks Health Center in North Fair Oaks for the proposed project to foster early public involvement and input for the project. The proposed project was recommended for approval by the North Fair Oaks Community Council on March 22, 2018 and by the Planning Commission on July 25, 2018. The Planning Commission also authorized the proposed Lot Merger and approved the Grading Permit to be effective upon the Board of Supervisors' adoption of the proposed General Plan Land Use Map Amendment and Zoning Map and Text Amendment, and found and reported the proposed vacation of the public alley and sanitary sewer easement to be in compliance with all applicable General Plan Policies. The Planning Commission's vacation compliance determination allows the County Real Property Services Division to move forward with the applicant's vacation request.

The project complies with all applicable policies of the County General Plan, North Fair Oaks Community Plan, and Zoning Regulations, specifically all findings required to enact a specific PUD District for the proposed merged parcel. The project was determined to be within the scope of the project covered by the Program Environmental Impact Report certified for the North Fair Oaks Community Plan Update in 2011, and that the proposed project would have no new effects and would require no new mitigation measures. The project complies with the criteria of Chapter 5 of the County Building Regulations including erosion and sediment control and timing of grading activity. Re-designation of the residential parcel, APN 060-271-060, to CMU is necessary to allow for a consistent land use designation throughout the proposed merged parcel and will ensure the merger does not result in a greater density of development than what is allowed.

Furthermore, staff has determined that the vacation of the dead-end public alley and sanitary sewer easement conforms to County General Plan 12.23 (*Vacation of County Streets and Easements*) and does not conflict with any other policies of the County General Plan. The Real Property Services Division has managed the petition and the vacation process and determined there would be no current or prospective public use of the alley or easement and no individuals, agencies, or utilities indicated any material concerns over the proposed vacation, except for the condition that the existing PG&E lines be relocated prior to vacation.

**FISCAL IMPACT:**

No fiscal impact.