

Board Meeting Date: July 23, 2019
Special Notice / Hearing: None
Vote Required: Majority

To: Honorable Board of Supervisors

From: Steve Monowitz, Community Development Director

Subject: EXECUTIVE SUMMARY: Adoption of an ordinance effecting a zoning text and map amendment creating a new CMU-3 (Commercial Mixed Use) Zoning District, substantially amending the existing M-1/NFO and M-1/Edison/NFO Zoning Districts, rezoning various areas of North Fair Oaks to the new and modified zoning districts, and amending the existing Chapter 29, "Design Standards and Site Development Permit," of the Zoning regulations.

County File Number: PLN 2017-00254

RECOMMENDATION:

That the Board of Supervisors adopt an ordinance adding the new CMU-3 Zoning District, amending the M-1/NFO and M-1/Edison/NFO Zoning Districts, and amending Chapter 29 of the Zoning Regulations, and rezoning the described areas in North Fair Oaks to the new and amended zoning designations.

BACKGROUND:

In 2011, the San Mateo County Board of Supervisors adopted the North Fair Oaks Community Plan. The Plan establishes basic land use designations for various parts of North Fair Oaks and describes goals and policies for development of the community over the next 25 to 30 years. The land use designations in the Plan establish basic allowed land uses for each area (types of residences, businesses, and other uses), as well as basic standards for those uses, including heights, densities, and others. In order to implement the goals and policies of the Plan, the zoning designations for multiple areas in North Fair Oaks must be changed to match the land use designations in the Plan, and to provide more comprehensive standards for the development of properties in North Fair Oaks. Adoption of the new zoning regulations also ensures that, as required by state law, the County's zoning designations are consistent with those in the Community Plan. The proposed zoning text and map amendments are the last of three stages of rezonings necessary to fully implement the goals and policies of the North Fair Oaks Community Plan.

DISCUSSION:

The proposed Commercial Mixed-Use zoning regulations are intended to allow a greater mix of residential and commercial uses, including both local- and regional-serving commercial uses, and a greater density of multi-family housing. The CMU-3

Zoning District is similar to the recently-adopted CMU-1 and CMU-2 Districts, on El Camino Real and 5th Avenue, but allows somewhat greater heights and densities. This district is intended to achieve the basic goals of the North Fair Oaks Community Plan, with a particular focus on a greater variety of commercial uses, and a greater range and density of multi-family housing. The proposed zoning includes lower height limits in rezoned areas adjacent to existing residential uses, as well as various setback and stepback requirements to buffer existing lower-intensity development. The proposed zoning also includes parking standards intended to ensure that each new building “parks itself,” providing sufficient parking to meet the parking needs of new residents, new employees, and new customers generated by each business or residence.

The goals and purpose of the proposed industrial mixed use zoning districts are to provide industrial areas primarily for the location of manufacturing land uses that do not create more than a moderate impact on the surrounding area, and are appropriately scaled and set back from adjacent residential land uses; to accommodate a compatible mix of trades and services, transportation, commercial, public, residential, communication, and institutional land uses; to allow a greater range of mixed-use development that will create a vibrant livable environment for area residents; and to allow residential uses in some specifically designated areas.

The development standards, design standards, and parking requirements for the proposed M-1/NFO and M-1/Edison/NFO Zoning Districts are the same. The only difference between the proposed districts is the range of land uses allowed.

The primary allowed use in both the M-1/NFO and M-1/Edison/NFO districts remains industrial uses, but with greater limitations on the intensity and impact of such uses, limiting them to lighter industrial uses that do not have significant negative impacts on other surrounding uses. Commercial uses will also be allowed in mixed-use projects, with a use permit, office uses will be allowed only in mixed-use projects and only to a limited degree, and residential uses will be allowed only in specifically designated areas adjacent to existing residentially-zoned areas. Live-work units will continue to be allowed, as in the current industrial zoning.

The proposed zoning applies a uniform maximum 40-foot height limit, for all uses, and also incorporates various setbacks to buffer adjacent uses.

As in the case of the CMU-3 district, the parking standards proposed for the revised M-1/NFO and M-1/NFO/Edison districts are intended to ensure that sufficient parking is created to accommodate new parking needs generated by all new businesses and residences.

Chapter 29 of the County Zoning Regulations, “Design Standards and Site Development Permit,” was adopted in November 2017, by the Board of Supervisors, with the adoption of the CMU-1, CMU-2, and NMU-ECR Zoning Districts. The Chapter specifies a set of design regulations that apply to various projects in those zoning districts, and in the subsequent CMU-3, M-1/NFO, and M-1/Edison/NFO Zoning

Districts, as well as procedures for reviewing project submittals and granting project approvals for projects in those districts.

The proposed amendments to Chapter 29 do not substantively change the nature of the standards applied to projects in these zoning districts. Rather, they clarify and simplify the language of the standards; clarify the locations and project types to which specific sets of standards apply; and clarify the procedures for various levels of application review and approval that apply to various types and locations of projects.

The North Fair Oaks Community Council considered the proposed amendments on May 23, 2019, and recommended that the Planning Commission approve and the Board of Supervisors adopt the amended zoning and associated proposed rezonings. The Planning Commission considered the proposed amendments on June 26, 2019, and recommended that the Board of Supervisors adopt the amendments.

The proposed rezoning is within the scope of the program evaluated in the Environmental Impact Report (EIR) for the North Fair Oaks Community Plan (Plan), certified by the Board of Supervisors in 2011. A checklist evaluating the proposed zoning amendments and determining that their potential impact is within the scope of the program evaluated by the Plan EIR, has been completed, and is included as Attachment I. Pursuant to CEQA Guidelines Section 15168, no further environmental review is required.

FISCAL IMPACT:

There is no fiscal impact to the County from adoption of the proposed zoning map and text amendments.