

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

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AN ORDINANCE (1) AMENDING CHAPTER 2 (ZONING DISTRICTS) OF DIVISION VI OF THE COUNTY ORDINANCE CODE (ZONING REGULATIONS) TO REVISE THE ZONING MAPS TO CHANGE THE ZONING OF THE SUBJECT PARCEL TO PLANNED UNIT DEVELOPMENT NO. 140 (PUD-140); (2) AMENDING CHAPTER 2 (ZONING DISTRICTS) OF DIVISION VI OF THE COUNTY ORDINANCE CODE (ZONING REGULATIONS) TO REVISE THE ZONING MAPS TO ADD THE DESIGN REVIEW ZONING OVERLAY TO THE SUBJECT PARCEL, AND (3) AMENDING DIVISION VI OF THE COUNTY ORDINANCE CODE (ZONING REGULATIONS), APPENDIX A (PLANNED UNIT DEVELOPMENTS), TO ENACT THE FOLLOWING PLANNED UNIT DEVELOPMENT NO. 140 (PUD-140) ZONING DISTRICT REGULATIONS

The Board of Supervisors of the County of San Mateo, State of California,
ORDAINS as follows

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SECTION 1. The San Mateo County Ordinance Code, Division VI, Part One (Zoning Regulations), Chapter 2 (Districts), Section 6115 (Sectional District Maps) and Appendix A (Special Districts and Planned Unit Developments), which are components of the LCP Implementation Plan, are hereby amended to change the zoning designation of one property, Assessor’s Parcel Number 037-022-070 to Planned Unit Development No. 140 (PUD-140).

SECTION 2. The San Mateo County Ordinance Code, Division VI, Part One (Zoning Regulations), Chapter 2 (Districts), Section 6115 (Sectional District Maps) and Appendix

A (Special Districts and Planned Unit Developments), which are components of the LCP Implementation Plan, are hereby amended to add the Design Review Zoning Overlay to one property, Assessor's Parcel Number 037-022-070.

SECTION 3. The San Mateo County Ordinance Code, Division VI, Part One (Zoning Regulations), Appendix A (Special Districts and Planned Unit Developments), which is a component of the LCP Implementation Plan, is hereby amended to add Planned Unit Development No. 140 (PUD-140) as follows:

PUD-140. SECTIONS.

- A. PURPOSE
- B. DEVELOPMENT PLAN
- C. PERMITTED USES
- D. DENSITY
- E. HEIGHT
- F. SETBACKS
- G. LOT COVERAGE
- H. FLOOR AREA
- I. MAINTENANCE OF LANDSCAPING
- J. RESTRICTION OF OUTDOOR LIGHTING
- K. MAINTENANCE OF MINIMUM PARKING PROVISIONS

SECTION A. PURPOSE.

The following regulations shall govern the development of the residential affordable housing project described below on Assessor's Parcel Number 037-022-070 (project parcel), located at the north-easterly corner of Carlos and Sierra Streets in the unincorporated Moss Beach area of San Mateo County. To the extent that the regulations contained herein conflict with other provisions of Part One, Division VI (Zoning Regulations) of the San Mateo County Ordinance Code, the regulations contained herein shall govern.

SECTION B. DEVELOPMENT PLAN.

All development shall substantially conform to the plans presented to the San Mateo County Planning Commission on January 22, 2020. Those plans include the following elements:

1. Grading of the site (including removal of remnant foundations from previously demolished buildings) for new buildings, roads and other infrastructure improvements as shown on the Conceptual Grading Plan.
2. Construction of 18 two-story residential apartment buildings to be restricted to low income households (defined as households earning up to 80 percent of the Area Median Income (AMI)), with the exception of the manager's apartment.
3. Construction of a community building.

4. Construction of a minimum of 142 uncovered surface parking spaces.
5. A driveway from Carlos Street into the project parcel.
6. Construction of sidewalks and pathways to provide pedestrian access into and within the project parcel.
7. Planting and maintenance of landscaping.
8. The provision and maintenance of all access driveways and road surface materials and drainage elements.
9. Installation of all new utilities (water, sewer, electrical, telephone, cable, etc.) underground.

No site disturbance associated with construction of the PUD shall occur unless and until Design Review, Grading, and Coastal Development Permits have been approved and issued, along with any other necessary County permit.

SECTION C. PERMITTED USES.

1. Multi-family housing for low income households.

2. A Community building that will house a community room, property management/resident services offices, and such amenities as computer lab, laundry room and after-school program space.
3. Outdoor recreational uses for residents of the housing complex, such as tot lots, community garden, barbecue and play areas.
4. Publicly accessible open space with amenities such as trail, benches, and an exercise course.

SECTION D. DENSITY.

The total number of dwelling units shall not exceed 71 dwelling units.

SECTION E. HEIGHT.

The maximum building height shall be 28 feet, not to exceed two habitable stories.

Building height shall be measured as the vertical distance from any point on the finished grade to the topmost point of the building immediately above.

SECTION F. SETBACKS.

The minimum setbacks of the proposed buildings shall conform to those shown on the plans reviewed by the Board of Supervisors on July 21, 2020, or as modified by Coastal Development Permit conditions of approval.

SECTION G. LOT COVERAGE.

The maximum lot coverage on the project site shall comply with that shown on the plans reviewed by the Board of Supervisors on July 21, 2020, or as modified by Coastal Development Permit conditions of approval.

SECTION H. FLOOR AREA.

The maximum floor area for all floors of all proposed buildings shall comply with that shown on the plans reviewed by the Board of Supervisors on July 21, 2020, or as modified by Coastal Development Permit conditions of approval.

SECTION I. MAINTENANCE OF LANDSCAPING.

The final landscape plan shall be subject to the County's Water Efficient Landscape Ordinance (WELO). Once approved and installed, the landscape plan shall be maintained in a healthy condition. Any dead or dying landscaping elements shall be replaced in kind as soon as possible.

SECTION J. RESTRICTION OF OUTDOOR LIGHTING.

All outdoor lighting (i.e., number, location, and type of fixtures) shall be subject to review by the Coastsides Design Review Committee as part of the consideration of a Coastal Development Permit. All light and glare shall be contained to the project site.

SECTION K. MAINTENANCE OF MINIMUM PARKING PROVISIONS.

A minimum of 142 un-covered parking spaces shall be provided and maintained as shown on the conceptual plans. No parking space shall be used in such a manner as to

prevent its use for parking (e.g., storage, etc.). All internal access roads shall be kept free of any permanently parked vehicles and shall be reserved for vehicle circulation and temporary deliveries.

SECTION 4. This Ordinance shall not be effective until (30) days after the California Coastal Commission has confirmed that the County's action acknowledging the Commission's certification, and accepting any modifications required as a condition of certification, is legally adequate.

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