



North Fair Oaks Community Council
San Mateo County Coordinated
Departmental Response



DATE: June 15, 2017
NFOCC MEETING DATE: June 22, 2017
SPECIAL NOTICE/HEARING: Communitywide
VOTE REQUIRED: Yes

To: Members, North Fair Oaks Community Council
From: Planning Staff
Subject: El Camino Real and 5th Avenue Rezoning
County File Number: PLN 2017-00254

PROPOSAL

The San Mateo County Planning and Building Department proposes to rezone commercial properties located along El Camino Real and 5th Avenue in unincorporated North Fair Oaks designated C-1/S-1, C-2/S-1, or P to CMU-1/DR, CMU-2/DR, or NMU-ECR/DR to implement the North Fair Oaks Community Plan.

RECOMMENDATION

That the North Fair Oaks Community Council provide a recommendation to the Planning Commission and the Board of Supervisors on the proposed Rezoning.

BACKGROUND

Report Prepared By: Joseph LaClair

Proposed by: The Planning and Building Department

Location: Commercially zoned properties located along El Camino Real and 5th Avenue in unincorporated North Fair Oaks

Existing Zoning: C-1/S-1 (General Commercial), C-2/S-1 (Neighborhood Commercial), or P (Parking)

General Plan Designation: Commercial Mixed Use

Existing Land Use: Mixed Commercial Use

Environmental Evaluation: North Fair Oaks Community Plan Environmental Impact Report, Certified by the Board of Supervisors in 2011

DISCUSSION

A. KEY ISSUES

1. Implementation of the North Fair Oaks Community Plan

The County of San Mateo is continuing to partner with local community members to implement the North Fair Oaks Community Plan (Community Plan), which is based on input from local community members. Adopted by the County Board of Supervisors in November 2011, the Community Plan establishes the vision, development goals, and physical composition of North Fair Oaks for the next 25 to 30 years.

The Community Plan includes ideas to redevelop commercial areas along El Camino Real and 5th Avenue. These guidelines will enable property owners to redevelop their properties with a mix of housing and commercial uses while protecting adjacent neighborhoods. The new policies will be implemented through zoning, which regulates the types of allowed uses, building heights and bulk, the amount of parking that must be provided, and design controls to ensure that buildings fit into the existing neighborhood.

2. Public Process

Using the Community Plan as our guide, in 2015 and 2016, County staff worked with neighborhood residents and stakeholders, local business owners, and other participants to develop the zoning regulations to:

- a. Achieve the goals of the Community Plan and the broader community.
- b. Create regulations that address the needs and concerns of neighboring residents and businesses.

The process included multiple public workshops; updates at the North Fair Oaks Community Council meetings; close consultation with a Community Workgroup involving local residents, business owners, and invited experts; and other outreach and input opportunities. The proposed regulations are the culmination of this process and integrate feedback from many sources.

3. Purpose of the Zoning Regulations

The overarching purpose of the new zoning is to implement the Community Plan and respond to the needs of the North Fair Oaks community. The new zoning regulations address the community's needs for:

- a. More housing of all types.
- b. A greater variety of commercial uses.
- c. Redevelopment of under-developed, poorly maintained, vacant, or abandoned properties.
- d. A reduction in uses that are unwanted or inappropriate for the community.
- e. Better access for pedestrians and bicycles. The new zoning also addresses the county's overall goal of prioritizing development on transit and transportation corridors to help address the challenge of climate change. The proposed zoning regulations are crafted to meet these various needs and goals while respecting and protecting the character and nature of adjacent neighborhoods.

B. DRAFT ZONING PROPOSAL

1. Proposed Zoning: CMU-1/DR (Commerical Mixed Uses / Design Review), CMU-2/DR (Commercial Mixed Use - 2 / Design Review), and NMU-ECR/DR (Neighborhood Mixed Use - El Camino Real / Design Review)

a. Allowable Land Uses

Although there are three proposed zoning districts, all three districts allow the same land uses. In each district, locally- and regionally-oriented commercial uses, such as restaurants, retail shops, grocers, and pharmacies, as well as public uses, such as libraries and clinics, are encouraged on the ground floor, while residential uses, including affordable housing, are encouraged on upper floors. Conditional uses allowed only with a conditional use permit include veterinary hospitals for small animals, hotels, and indoor exercise facilities. Please see the attached draft zoning text for all of the proposed allowed and conditional uses.

b. Development Standards

Development standards regulate building height; front-, side-, and rear-yard setbacks; building setbacks for buildings taller than three stories; and floor-to-area ratios (the amount of building area allowed based on the area of the lot). The development standards in the three proposed zones (CMU-1, CMU-2, and NMU-ECR) allow different heights and require different setbacks and setbacks to harmonize the new development with adjacent neighborhoods. In general, the development standards are more restrictive near single-family residences and slightly more permissive near multi-family residential

zones. Please see the attached draft zoning text for all of the proposed development standards in each zone.

c. Parking Requirements

Parking standards describe the amount and type of parking that must be provided by new development. The proposed parking standards ensure that new development and new land uses do not create any new parking problems in the neighborhood and will provide sufficient parking to accommodate all users of the new building.

- (1) For residential buildings, the proposed standards follow a per unit basis. For example: 1 required parking space for each 1-bedroom unit, 2 required parking spaces for each 3-bedroom unit, etc.
- (2) For non-residential buildings, the standards follow a per sq. ft. basis. For example: 1 required parking space for each 500 sq. ft. of office space, 1 parking space required for each 300 sq. ft. of retail space, etc.

d. Design Standards

Design standards provide direction for the physical development of North Fair Oaks and present property owners and developers with a clear vision of the type and quality of development that the community desires and expects. These include standards for public realm improvements that projects might be required to provide (such as street trees, bicycle parking, sidewalks, benches, plazas, and/or trash containers), as well as standards for design of the private realm, which address the design of buildings and private properties. Private realm design standards include:

- (1) Buildings must promote community health, including features that preserve air and water quality, lighting controls, and landscaping.
- (2) Buildings must be shaped to be visually pleasing and fit into the neighborhood's existing material and color scheme.
- (3) Buildings must be constructed with high-quality, durable exterior materials.
- (4) Building entrances must face the major street (5th Avenue or El Camino Real)

2. Impact on Housing Opportunities or Displacement

The proposed zoning is intended to increase housing density in commercially zoned properties along El Camino Real and 5th Avenue in unincorporated North Fair Oaks. Because there are only a few residential units in a few of the buildings in these areas, current residents will not be displaced due to gentrification. These areas are currently developed with a mix of one- and two-story commercial uses with outdoor grade level parking. The zoning incentivizes development of mixed use projects with ground floor retail and housing above. Although other uses are allowed pursuant to obtaining a use permit, the focus of development in this area is intended to be mixed use. In addition, affordable housing is incentivized by limiting the potential for market rate housing, and providing incentives for affordable housing.

C. NEXT STEPS

1. The North Fair Oaks Community Council (NFOCC), which makes advisory recommendations to the Planning Commission and the Board of Supervisors, will hold a hearing on the proposed regulations at its June 22, 2017 meeting at the North Fair Oaks Community Center, 2600 Middlefield Road, at 7:00 p.m.
2. The County Planning Commission, which will review the proposed zoning at a public hearing and make recommendations to the County Board of Supervisors, is tentatively scheduled to consider staff's recommendation at its September 13, 2017 meeting in the Board Chambers, 400 County Center, Redwood City, California, at 9:00 a.m.
3. The Board of Supervisors, which has ultimate authority to adopt new land use regulations, is tentatively scheduled to consider the proposed zoning changes at its October 17, 2017 meeting in the Board Chambers, 400 County Center, Redwood City, California, at 9:00 a.m.

ATTACHMENTS

- A. Commercial Mixed Use 1 (CMU-1) Introduction and Land Uses
- B. Commercial Mixed Use 2 (CMU-2) Introduction and Land Uses
- C. Neighborhood Mixed Use - El Camino Real (NMU-ECR) Introduction and Land Uses
- D. CMU-1 Development Standards
- E. CMU-2 Development Standards
- F. NMU-ECR Development Standards
- G. CMU-1, CMU-2, and NMU-ECR Parking Standards
- H. CMU-1, CMU-2, and NMU-ECR Design Standards

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