

NORTH FAIR OAKS REZONING & GENERAL PLAN AMENDMENT PROJECT

PROJECT OVERVIEW

The County of San Mateo is proposing changes to zoning and other development regulations in several parts of North Fair Oaks. This project includes:

1. **Amendments to the existing commercial mixed-use and neighborhood mixed-use zoning districts** along Middlefield Road, El Camino Real, and 5th Avenue, to ensure that the zoning regulations are consistent with recent changes to State law, to improve clarity and usability of the regulations, and to ensure the zoning regulations are implementing the goals of the North Fair Oaks Community Plan.
2. **Rezoning of several areas adjacent to El Camino Real and Middlefield Road to a different zoning district**, to allow more multifamily and commercial-residential mixed-use development.
3. **Environmental review of the proposed changes**, to ensure that any environmental impacts are identified and addressed.

The proposed scope of the project is described above, but this project is also an opportunity to gather broader input from the community on its needs, conditions, and goals, input that may inform this project, or be incorporated in future initiatives.

WHAT IS ZONING?

Zoning is the regulations that establish what may be built on any specific property. Zoning defines the allowed use of structures (commercial, residential, recreational, or other uses), the allowed height and size of buildings, where a building may be located on a property, and sometimes the shape and design of the building, as well as other standards. In North Fair Oaks, the zoning regulations are intended to implement the broader land use and development goals and policies of the North Fair Oaks Community Plan, adopted in 2011, which establishes the community's vision for the long-term development of North Fair Oaks.



Location of Rezoning and General Plan Amendment Project Area within North Fair Oaks

PROJECT DETAILS

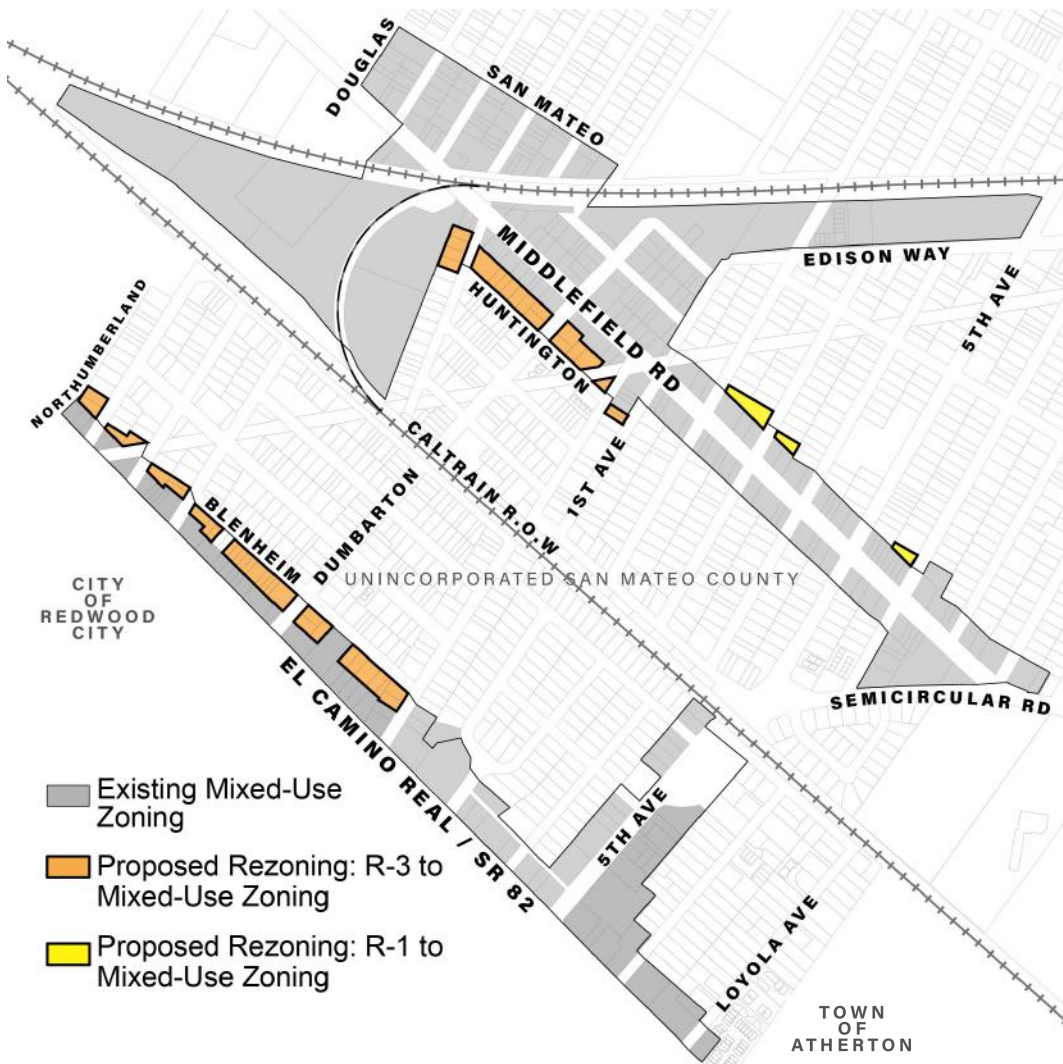
1. **Zoning Amendments.** The project proposes amendments to the existing CMU-1, CMU-2, CMU-3, NMU and NMU-ECR mixed-use zoning districts along Middlefield Road, El Camino Real, and 5th Avenue. These districts allow various intensities of mixed commercial and residential development, typically with commercial on the ground floor and residential above. The amendments are intended to achieve:

- a) **Compliance with State law.** Recent changes to State law strictly limit the allowed processes for review and approval of residential development in these areas, and the zoning regulations must be updated to comply with these changes. In particular, residential development can only be reviewed using objective design and development standards, and the ability to hold hearings on residential development is limited. ("Objective standards" are standards that require no subjective exercise of opinion.)
- b) **Clarity, consistency, and usability.** As written, the zoning regulation can be difficult to understand and implement. The project will propose amendments to ensure the regulations are clear, consistent, unambiguous, and easily applicable.
- c) **Community Plan implementation.** The project will assess how well the existing regulations are implementing the goals and policies of the Community Plan, and propose amendments to better facilitate implementation.

The project does not propose changes to the allowed height or density in any of the existing mixed-use zoning districts.

2. **Rezoning.** The map below shows the areas proposed for rezoning. The areas between El Camino Real and Blenheim Avenue, and between Middlefield Road and Huntington, are currently zoned for medium-density multifamily residential development. The few parcels east of Middlefield Road are zoned for single-family residential development. All of these areas would be rezoned to allow greater height and more residential units per acre, similar to the mixed-use zoning districts directly adjacent to them.

3. **Environmental Review.** As required by the California Environmental Quality Act (CEQA), the project will include a full assessment of potential current and future environmental impact of changes to the zoning regulations, and incorporate measures to address those impacts.



ADOPTION OF ZONING CHANGES

Any changes to zoning regulations will be reviewed by the North Fair Oaks Community Council and the County Planning Commission, and must ultimately be adopted by the County Board of Supervisors. Public comment and input will inform every stage of the project, including review and adoption.

Map showing area with mixed-use zoning (in grey) and parcels that may change from residential zoning to mixed-use zoning (in yellow and orange).

Find out more about the project and how to participate at: www.RezoningNorthFairOaks.org

