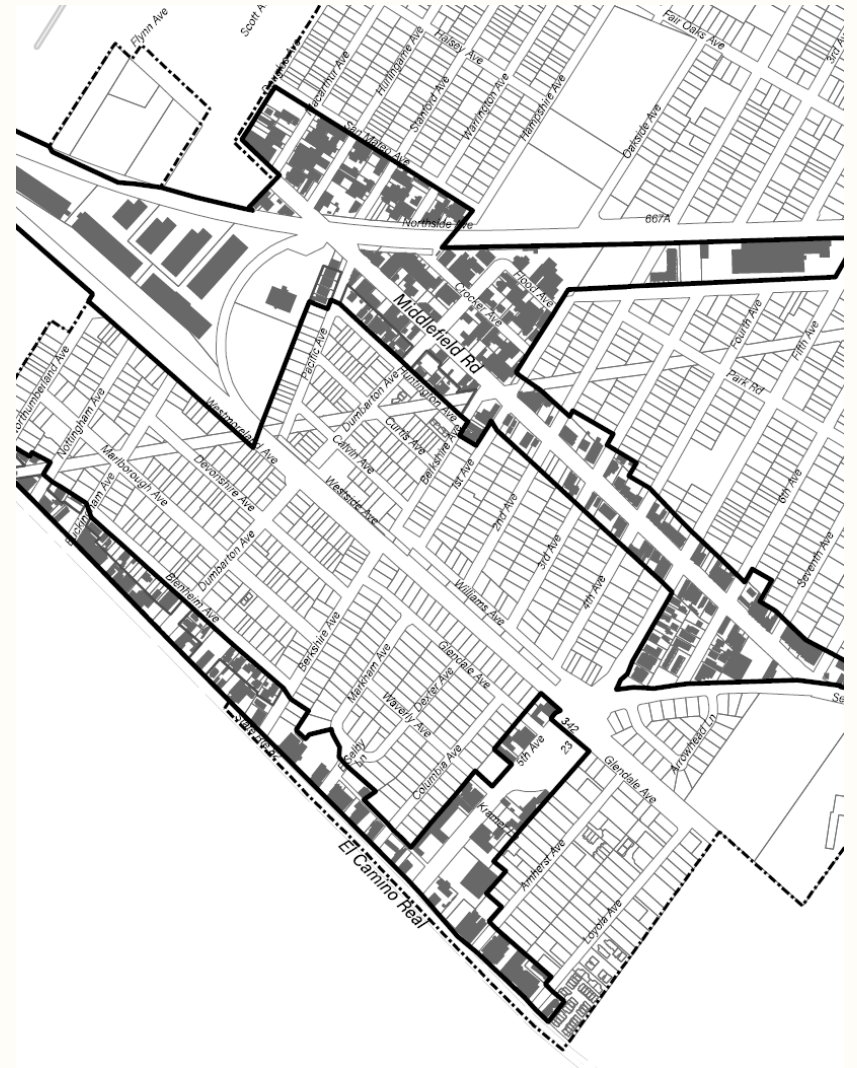


# North Fair Oaks Zoning and General Plan Amendment

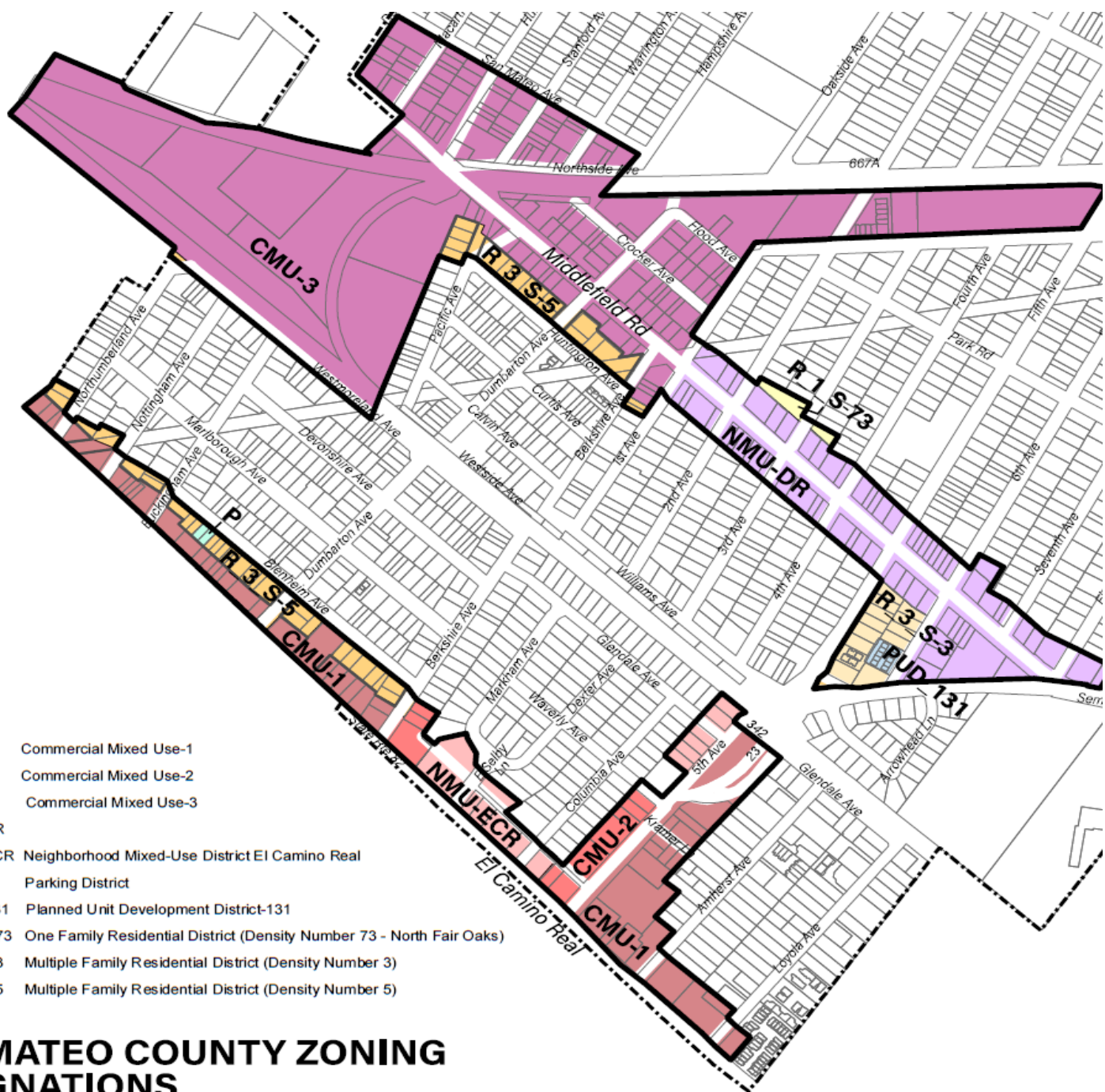
North Fair Oaks  
Community  
Council

April 27, 2023



# Project Description

1. Expand high-density mixed-use residential zoning in two areas:
  - El Camino/Blenheim
  - Middlefield/Huntington
2. Modify and improve existing mixed-use zoning regulations (NMU, CMU), design standards, and Community Plan standards to:
  - Correct errors and inconsistencies
  - Apply best practices, lessons learned
  - Conform to new State laws



**Legend**

- CMU-1 Commercial Mixed Use-1
- CMU-2 Commercial Mixed Use-2
- CMU-3 Commercial Mixed Use-3
- NMU-DR
- NMU-ECR Neighborhood Mixed-Use District El Camino Real
- P Parking District
- PUD\_131 Planned Unit Development District-131
- R\_1\_S-73 One Family Residential District (Density Number 73 - North Fair Oaks)
- R\_3\_S-3 Multiple Family Residential District (Density Number 3)
- R\_3\_S-5 Multiple Family Residential District (Density Number 5)

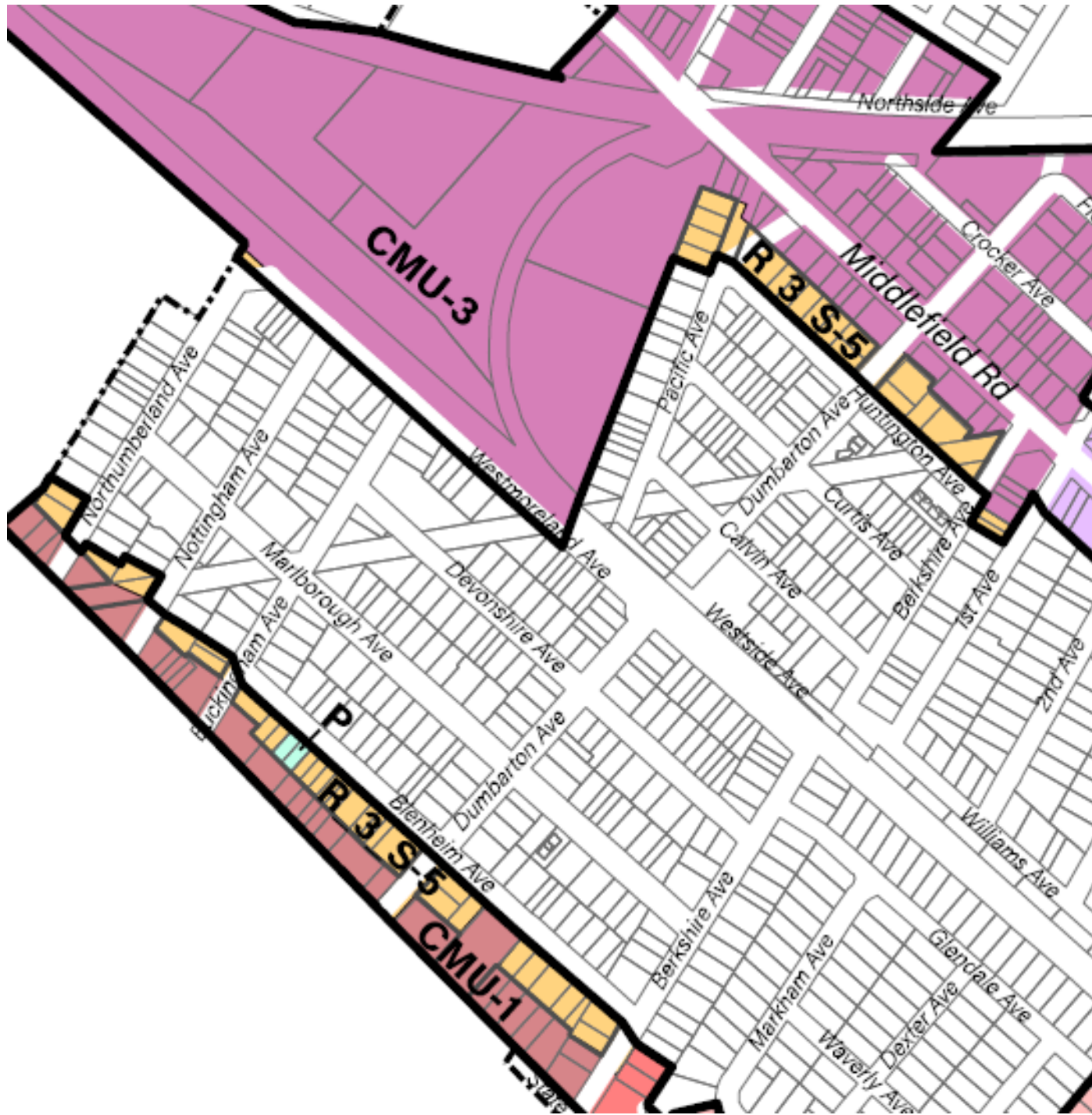
**SAN MATEO COUNTY ZONING DESIGNATIONS**

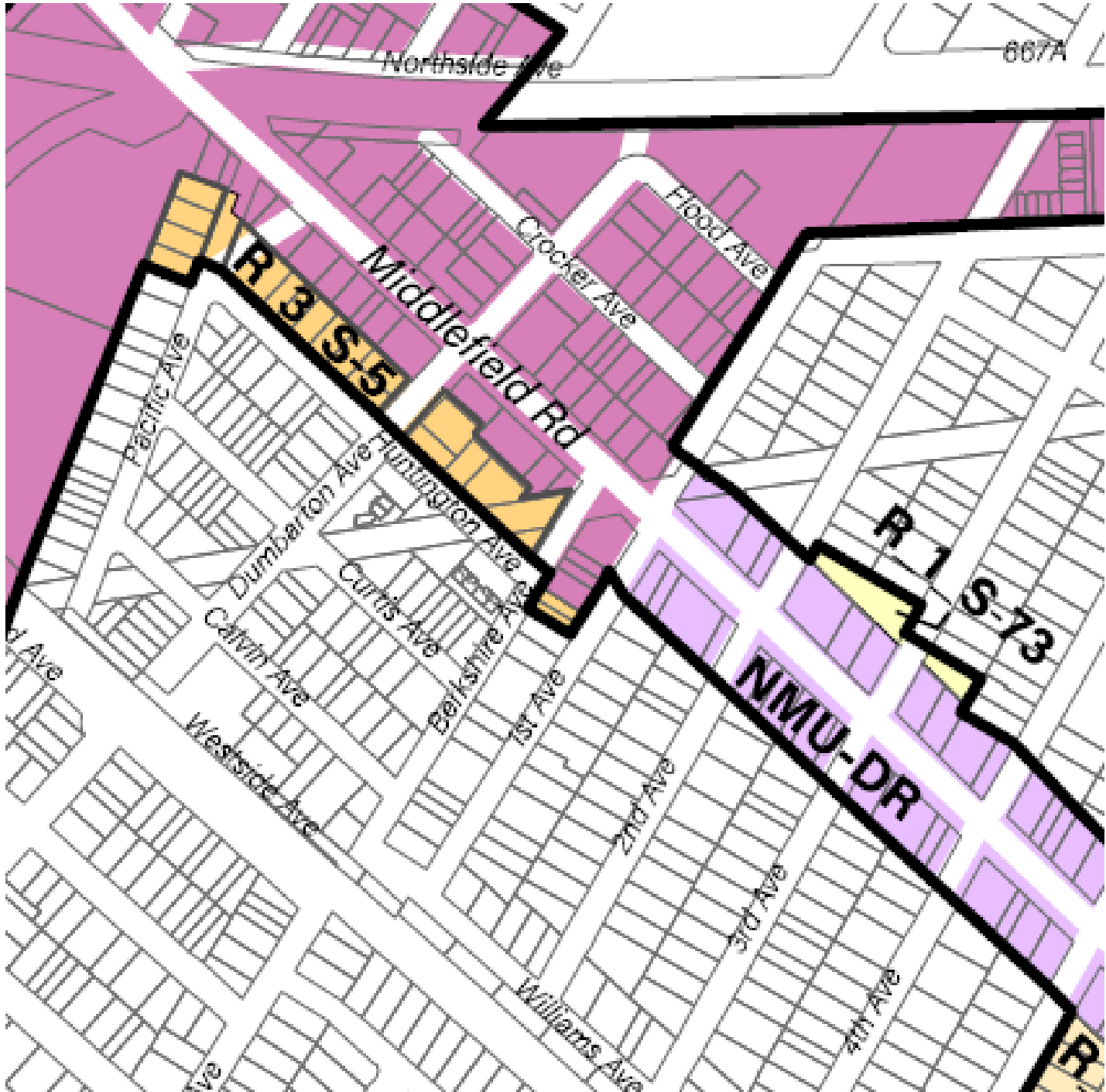
# Outline

- Zoning Expansion
- Use Regulations
- Development Standards
- Design Standards
- Parking Regulations
- Community Plan Amendments
- Environmental Impact Report
- Next Steps
- Recommendation

# Zoning District Expansion

- **CMU-1** zoning expanded to adjacent R-3 zoned areas between El Camino Real and Blenheim
- **CMU-3** zoning expanded to adjacent R-3 zoned areas between Middlefield and Huntington
- **NMU** zoning expanded to adjacent parcels east of Middlefield





Northside Ave

667A

**R 3 S 5**

Middlefield Rd

Flood Ave

Crocker Ave

Pacific Ave

Dumbarton Ave

Huntington Ave

Curtis Ave

Berkshire Ave

Calvin Ave

Westside Ave

Williams Ave

21st Ave

**NMU-DR**

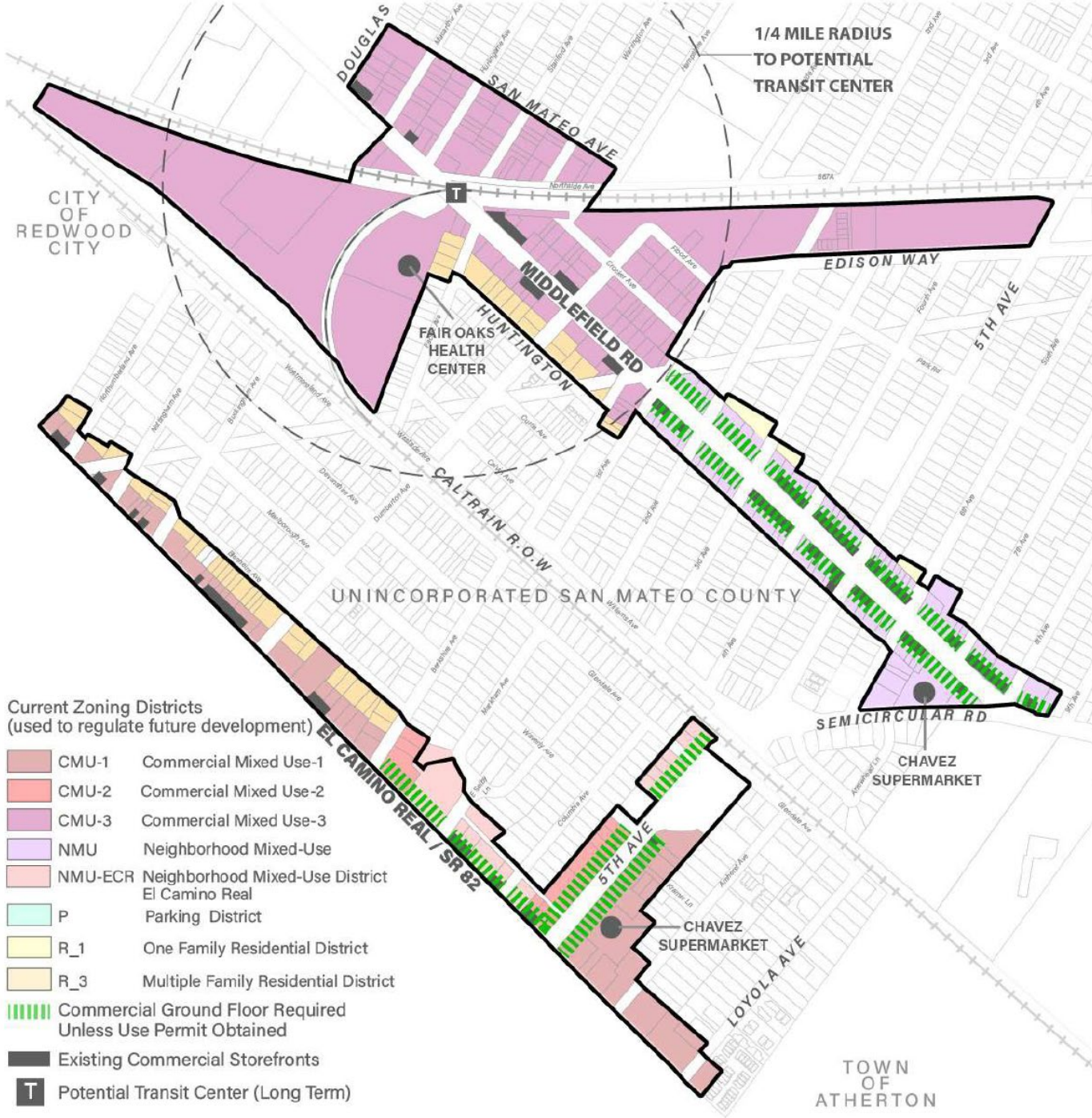
**R 1 S 7 3**

**R**

# Use Regulations

- Commercial mixed-use would continue to be required:
  - On 5<sup>th</sup> Avenue
  - In NMU-ECR on El Camino
  - On Middlefield between Semicircular and First
- Intended to maintain commercial street frontage in primary existing commercial corridors
- In other areas, either commercial mixed-use **OR** **100% residential** would be allowed





1/4 MILE RADIUS  
TO POTENTIAL  
TRANSIT CENTER

CITY OF  
REDWOOD  
CITY

FAIR OAKS  
HEALTH  
CENTER

UNINCORPORATED SAN MATEO COUNTY

CHAVEZ  
SUPERMARKET

CHAVEZ  
SUPERMARKET

TOWN  
OF  
ATHERTON

Current Zoning Districts  
(used to regulate future development)

- CMU-1 Commercial Mixed Use-1
- CMU-2 Commercial Mixed Use-2
- CMU-3 Commercial Mixed Use-3
- NMU Neighborhood Mixed-Use
- NMU-ECR Neighborhood Mixed-Use District El Camino Real
- P Parking District
- R\_1 One Family Residential District
- R\_3 Multiple Family Residential District
- Commercial Ground Floor Required Unless Use Permit Obtained
- Existing Commercial Storefronts
- T Potential Transit Center (Long Term)

# Development Standards

- Standardized setback and stepback requirements
  - 10 feet rear setback (ground level)
  - Additional 10 foot stepback at or below 20 feet in height
- No change to front and side setbacks except fronting Huntington Avenue
- Huntington Avenue front setback of 5 feet with at least 5 feet additional stepback at or below 20 foot building height
  - Reduces bulk of structures impinging on lower intensity residential across Huntington

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NORTHSIDE

FLOOD

MIDDLEFIELD

DUMBARTON

CROCKER

PACIFIC

HUNTINGTON

CURTIS

BERKSHIRE

CALVIN

167

BERK

# Design Standards

- Redacts Section 6565.18 of the Zoning Regulations (design standards for commercial structures on Middlefield Road)
- Amends Chapter 29 (Design Review and Site Development Permit) to incorporate only objectively applicable standards, consistent with state law
- Removes hearings and conditional use permit requirements for projects that are otherwise by-right (objectively reviewed and approved), per state law
- Removes various outdated and/or overly prescriptive design standards

# Parking Regulations

- Standardizes parking requirements across districts and use types
- Lowers parking requirements to match those typically required by State Density Bonus law
- Removes EV parking requirements (already covered by state law)
- County may still be unable to require any minimum parking in NFO (AB 2023, AB 2097)

# Community Plan Amendments

- Clarifies that Floor Area Ratio (FAR) applies only to non-residential uses
- Residential intensity continues to be governed by maximum density
- Removal of Community Benefits section
  - Superseded by State Density Bonus Law
- Various minor edits for clarity and consistency

# Summary

No change in allowed heights, densities or intensities in existing CMU-1, CMU-2, CMU-3, NMU, NMU-ECR zoning districts

No change in FAR, lot coverage, street improvement standards, or other standards

Changes to parking consistent with state law, to the extent applicable

Objective design standards consistent with state law

Expansion of mixed-use/residential districts to areas adjoining northeast El Camino Real, northwest Middlefield



# Environmental Impact Report

- A Draft Environmental Impact Report (DEIR) has been prepared
- Assesses potential impacts of the zoning and plan amendments, and provides mitigation measures
- Public comment period from April 28 to June 13
- Available at <https://www.smcgov.org/planning/north-fair-oaks-rezoning-and-general-plan-amendment-project-eir>
- EIR must be certified by Board of Supervisors as part of project adoption

# Schedule

NFOCC:	April 27
DEIR Comment Period	April 28 – June 13
Planning Commission (tentative):	June 7
Board of Supervisors:	TBD

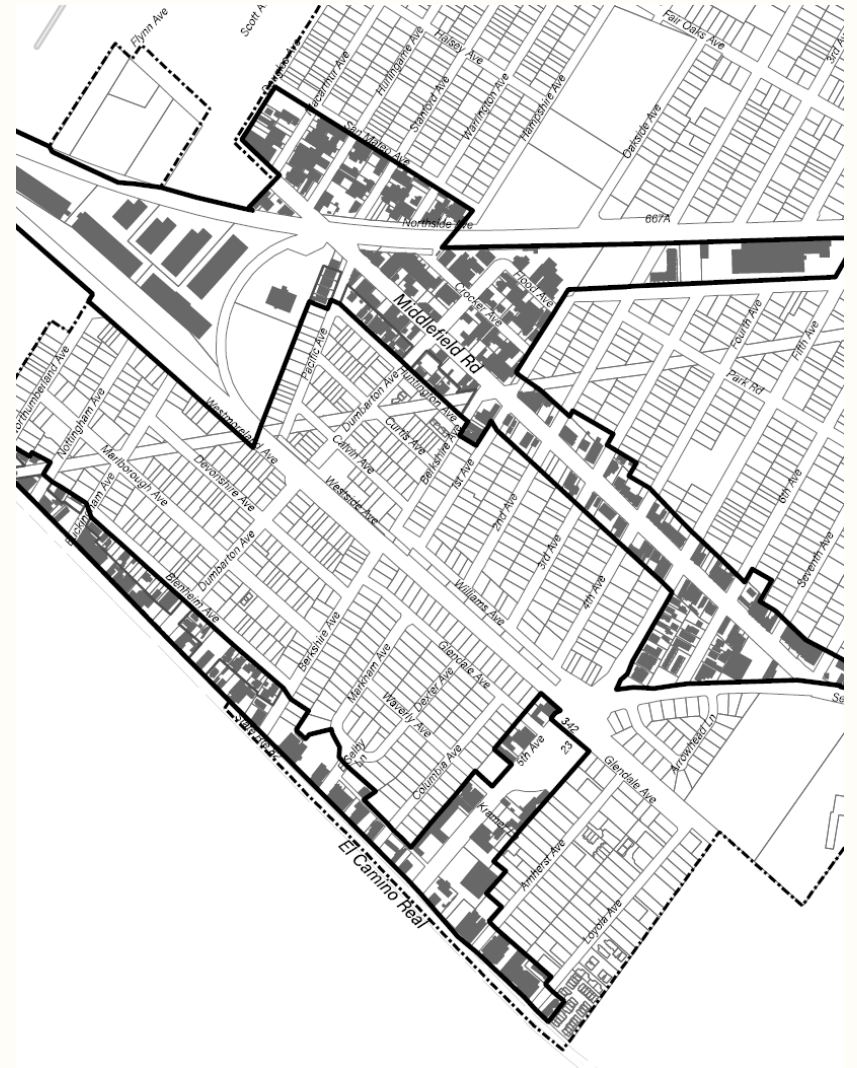
# Recommendation

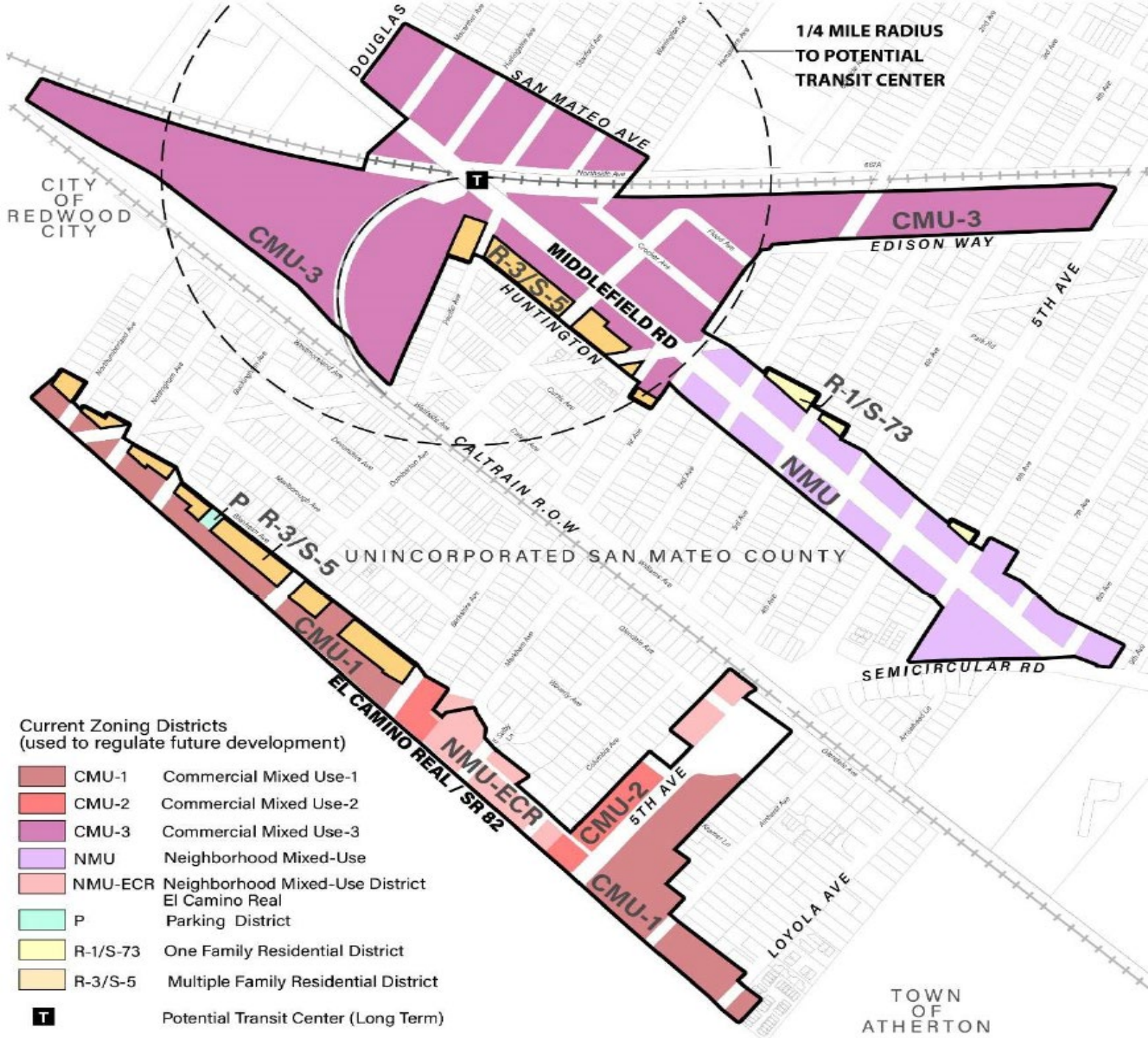
That the North Fair Oaks Community Council recommend that the County Planning Commission recommend that the Board of Supervisors adopt the proposed zoning and community plan amendments

# North Fair Oaks Zoning and General Plan Amendment

North Fair Oaks  
Community  
Council

April 27, 2023





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El Camino Real
- P Parking District
- R-1/S-73 One Family Residential District
- R-3/S-5 Multiple Family Residential District
- T Potential Transit Center (Long Term)

# Setbacks and Stepbacks

Consistent across Mixed-Use Districts  
Rear Stepback in All Locations  
No Front Setback in All Locations except along Huntington

