



County of San Mateo

## Planning & Building Department

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March 3, 2014

To: Interested Parties

Subject: **LETTER OF RECOMMENDATION**  
File Number: PLN 2013-00076  
Location: Unincorporated Colma  
APN: All Planned Colma Zoned Parcels in Unincorporated Colma

On February 26, 2014, the San Mateo County Planning Commission considered a zoning text amendment to the Planned Colma (PC) Zoning Regulations (Chapter 21B), to allow emergency shelters as a use by-right in PC-zoned areas designated High Density and Medium High Density residential, adoption of design standards for emergency shelters, and a zoning text amendment to the Design Review Chapter (Chapter 28.1) of the County Zoning Regulations, indicating that such emergency shelters are exempt from discretionary design review, pursuant to Chapter 27 of the County Zoning Regulations, and certification of a Negative Declaration, pursuant to the California Environmental Quality Act. This amendment was previously considered by the Planning Commission, and had been remanded from the Board of Supervisors to the Planning Commission for further consideration of appropriate design standards.

Based on information provided by staff and evidence presented at the hearing, the Planning Commission recommended that the Board of Supervisors adopt the proposed text amendment to the Planned Colma Zoning Regulations and Design Review Regulations, to allow emergency shelters as a use by right. The Planning Commission also recommended that the Board of Supervisors certify the Negative Declaration as complete and correct as indicated in Attachment A.

Please direct any questions regarding this matter to Will Gibson, Project Planner, at (650) 363-1816 or Email: [wgibson@smcgov.org](mailto:wgibson@smcgov.org).

Sincerely,

For Heather Hardy  
Planning Commission Secretary

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cc: City of Daly City  
Town of Colma

County of San Mateo  
Planning and Building Department

**FINDINGS**

Permit or Project File Number: PLN 2013-00076

Hearing Date: February 26, 2014

Prepared By: William Gibson  
Project Planner

Adopted By: Planning Commission

**FINDINGS**

1. Recommend that the Board of Supervisors adopt the proposed text amendment to the Planned Colma (PC) Zoning Regulations and Design Review Regulations, to allow emergency shelters as a use by right.
2. Recommend that the Board of Supervisors certify the Negative Declaration as complete and correct.