

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: September 23, 2015

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a zoning text and map amendment 1) replacing the existing C-1/NFO Zoning District along Middlefield Road in North Fair Oaks from 1st Avenue to 8th Avenue with a new Neighborhood Mixed Use Zoning District, and 2) adopting minor changes to the existing Design Review regulations for this section of Middlefield Road.

County File Number: PLN 2015-00358

PROPOSAL

The proposed zoning amendment replaces the existing C-1/NFO/S-1/DR Zoning along Middlefield Road between 1st and 8th Avenues with the new Neighborhood Mixed Use (NMU) Zoning designation, which implements and is consistent with the land use categories adopted in the North Fair Oaks Community Plan. The proposal also includes minor changes to the existing Design Review regulations for this section of Middlefield Road, to ensure consistency with the Community Plan.

RECOMMENDATION

That the Planning Commission recommend that the Board of Supervisors adopt the updated Neighborhood Mixed Use Zoning in North Fair Oaks along Middlefield Road from 1st Avenue to 8th Avenue, and that the Board certify the related Negative Declaration for the project as complete and correct.

SUMMARY

The area proposed for rezoning is primarily one parcel deep along both sides of Middlefield Road from 1st Avenue to 8th Avenue, with a larger portion extending to the southwest of Middlefield Road at 6th Avenue and Semicircular. The portion of Middlefield Road from 1st Avenue to 8th Avenue is currently zoned Neighborhood Business/North Fair Oaks (C-1/NFO), a designation that allows a moderate-intensity mix of commercial and residential uses, with some industrial and institutional uses allowed, with development standards established by the S-1 zoning overlay, and design review required for most new development. The proposed NMU zoning will replace the

base C-1/NFO zoning and the S-1 overlay, implementing the modified land use categories included in the NFO Community Plan, which establishes goals for future development in the community, and land use and development standards that must be incorporated in the new zoning. Design review will continue to be required for new development, with minor modifications to the existing design review regulations to make them consistent with the design standards included in Chapter 7 of the Community Plan.

The NFO Plan's vision for Middlefield Road from 1st Avenue to 8th Avenue is a "medium-density mix of locally-oriented uses including commercial, residential and public uses to serve the daily needs of both residents and visitors to the area." This accurately describes the bulk of the uses already established on this section of Middlefield Road, and the uses allowed by the current zoning. The Plan does not call for dramatic change to the character of the street, but seeks to enhance its appeal as a pedestrian-friendly shopping area featuring small to medium scale shops, restaurants, and offices catering to the local neighborhood. To increase housing opportunities, the Plan also aims to facilitate the development of residential uses in mixed use developments. The standards included in the new zoning are consistent with those incorporated in the Plan, consistent with the community's expressed preferences for Middlefield Road, and will help maintain and enhance Middlefield Road's character as a mixed-use destination while increasing the safety and aesthetics of the street for all users. Because the vision for this portion of Middlefield Road is not dramatically different from the existing uses or the existing zoning, the new zoning also incorporates the majority of the prior regulations.

Key Changes from Existing Zoning

Key changes in the new NMU Zoning Regulations include:

1. New Land Uses. The new zoning permits a number of new land uses, primarily with use permits. These include farmers markets and small exercise facilities.
2. Mixed Use Development. Residential mixed-use development, currently allowed only with a use permit, will be allowed without any special permit.
3. Height. The maximum allowed building height is increased from 36 to 40 feet.
4. New Permit Requirements. The new zoning more closely regulates uses with the potential to adversely affect adjacent development, including bars and liquor stores.
5. Parking. The new zoning modifies parking requirements for some uses, and adds provisions for shared and off-site parking.
6. Uses Disallowed. A number of uses currently allowed will no longer be allowed, including industrial cleaning establishments and motor vehicle-serving uses.

Public, Stakeholder, and Community Outreach and Input

Creation of the NMU Zoning Regulations was overseen by a workgroup of local residents and stakeholders, whose purpose was to provide input to staff, provide a forum for community input on the new zoning, and ensure that the new regulations are consistent with the community's preferences. The workgroup was involved in every stage of drafting the zoning, and has reviewed and approved the final draft regulations.

The NMU Zoning was also presented to the public at a number of community forums, including briefings before the NFO Council, various community meetings on NFO issues, and multiple public workshops, specifically addressing the NMU Zoning. Comment received at these forums has been considered and, where appropriate, integrated into the regulations.

The NFO Council, the designated body representing the North Fair Oaks community, reviewed the proposed zoning amendment on August 27, 2015. The Council unanimously recommended that the Planning Commission recommend that the Board of Supervisors adopt the Neighborhood Mixed Use Zoning.

Environmental Review

An Initial Study and Negative Declaration have been prepared for this zoning amendment. The environmental review determined that there are no potentially significant impacts from adoption of the amendment.

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RECOMMENDATION

That the Planning Commission recommend that the Board of Supervisors adopt the updated Neighborhood Mixed Use Zoning in North Fair Oaks along Middlefield Road from 1st Avenue to 8th Avenue, and that the Board certify the related Negative Declaration for the project as complete and correct.

BACKGROUND

Report Prepared By: William Gibson

Appellant: N/A

Applicant: San Mateo County Planning and Building Department

Owner: N/A

Location: North Fair Oaks, Middlefield Road from 1st Avenue to 8th Avenue (see Attachment B)

APNs: Various

Size: N/A

Existing Zoning: C-1/NFO/S-1/DR

General Plan Designation: Neighborhood Mixed Use

Sphere-of-Influence: Redwood City

Existing Land Use: Moderate density mixed commercial development with some low density residential uses

Water Supply: N/A

Sewage Disposal: N/A

Flood Zone: Zone X, minimal flood hazard

Environmental Evaluation: An Initial Study and Negative Declaration have been prepared for this project.

Setting: Middlefield Road from 1st Avenue to 8th Avenue is a primarily built-out, moderately scaled mix of mainly commercial uses, with a small number of residential uses, mostly one to two stories in height.

DISCUSSION

A. KEY ISSUES

1. Neighborhood Mixed Use Zoning

The area proposed for rezoning is shown on the map included as Attachment B, and extends primarily one parcel deep along both sides of Middlefield Road from 1st Avenue to 8th Avenue, with a somewhat larger portion extending to the southwest of Middlefield Road at 6th Avenue and Semicircular. The portion of Middlefield Road from 1st Avenue to 8th Avenue is currently zoned Neighborhood Business/North Fair Oaks (C-1/NFO), a zoning designation that allows a moderate-intensity mix of commercial and residential uses, with some industrial and institutional uses also allowed, and with development standards established by the S-1 zoning overlay, and design review required for most new development, in accordance with the DR overlay. The proposed Neighborhood Mixed Use

zoning will replace the base C-1/NFO zoning and the S-1 zoning overlay, and will implement the modified land use categories included in the North Fair Oaks Community Plan. The relevant land use designations, incorporated as Table 2.1 in the North Fair Oaks Community Plan, are included as Attachment D to this report. A table comparing the existing C-1/NFO Zoning and the new NMU Zoning is also included as Attachment C. Design review will continue to be required for most new development, but the existing Design Review regulations applicable to this portion of Middlefield Road will be modified slightly to ensure consistency with Chapter 7 of the Community Plan (“Design Standards and Guidelines”).

The North Fair Oaks Community Plan (NFO Plan) was adopted by the Board of Supervisors in 2011, the culmination of a multi-year process involving extensive community input, including multiple public workshops, stakeholder interviews, community forums, and hearings at the County Planning Commission and the Board of Supervisors. The creation and adoption of the Plan was also guided by a Steering Committee made up of local residents and stakeholders, and the Plan was reviewed and approved by the North Fair Oaks Council.

The NFO Plan established goals and objectives for future development in the community, and specific recommendations for the adoption of zoning, development, and design standards to implement the land use changes formally incorporated in the Plan. These changes include both an overall vision for Middlefield Road, and a set of land use and development standards that must be included in any zoning regulations that implement the Plan. These land uses and development standards are included in Chapter 2 of the Community Plan. The standards relevant to the NMU Zoning Regulations are in Table 2.1 of Chapter 2. The NMU Zoning is the first phase of multiple phases of rezoning planned for North Fair Oaks; each phase is intended to implement the land use changes included in the Community Plan. The anticipated schedule and location of the various phases of rezoning are included as Attachment G.

The NFO Plan’s vision for the stretch of Middlefield Road from 1st Avenue to 8th Avenue is of a “medium-density mix of locally-oriented uses including commercial, residential and public uses to serve the daily needs of both residents and visitors to the area.” For the most part, this accurately describes the uses that are already established on this section of Middlefield Road, and the uses allowed by the current zoning; the Plan does not call for a dramatic change in the character of the area, but seeks to enhance the area’s appeal as a pedestrian-friendly shopping area featuring small to medium scale shops and services, restaurants, and offices that cater to the local neighborhood. To increase housing opportunities in the community, the NFO Plan also aims to facilitate the development of additional residential uses as part of mixed use developments. The standards included in the

new NMU Zoning, included as Attachment E, are consistent with the standards incorporated in the Plan, consistent with the community's expressed preferences for Middlefield Road, and are intended to help maintain and enhance Middlefield Road's character as a mixed-use destination, while increasing the safety and aesthetics of the street for all users, including pedestrians and bicyclists. Because the vision for this portion of Middlefield Road is not dramatically different from the existing use pattern or the existing zoning, the new zoning regulations also incorporate the majority of the prior zoning regulations, with only relatively minor changes.

The NMU Zoning Regulations are divided into the following components:

- a. Purposes - This section states the primary purposes of the zoning regulations, which are to provide an area for the location of neighborhood-serving commercial uses, provide higher-density residential options, restrict incompatible land uses, ensure that new development meets design standards, and implement the NFO Plan.
- b. Definitions and Permitted/Conditional Land Uses - These sections provide definitions for the land uses allowed in the district and a list of which land uses are permitted "by right" with no planning permit required, and which land uses are "conditionally permitted" with a Use Permit. Conditionally permitted uses are those uses that require a higher level of review and more specific regulations or operating conditions imposed to ensure that they are compatible with other uses in this district and adjacent residential districts. Any uses not listed in this section are prohibited.
- c. Development and Performance Standards - These sections provide development standards governing the location and size of future buildings including maximum height, setbacks, and maximum floor area. Standards are also included for signs and screening of mechanical equipment and refuse areas. In addition to the development standards, performance standards regulate how all future land uses must be conducted, including limitations on noise, lighting and hazardous materials.
- d. Farmers Markets Standards - This section provides specific performance standards for authorized farmers markets.
- e. Parking - This section provides the minimum number of parking spaces required for future development according to the type of land use proposed. Criteria for the use of alternative parking approaches, such as shared parking and off-site parking, are also provided.

- f. Alternative Parking Approaches - This section establishes procedures for off-site and shared parking alternatives.

Key Changes from Existing Zoning

Key changes in the new NMU Zoning Regulations include:

1. New Land Uses. The new zoning allows a number of new land uses, primarily with use permits, as listed in Attachment C. These uses include farmers markets and small exercise facilities, among others.
2. Mixed Use Development. Residential mixed-use development, currently allowed only with a use permit, will be allowed without any special permit.
3. Height. The maximum allowed building height is increased by 4 feet, from 36 to 40 feet.
4. New Uses/Permit Requirements. The new zoning more closely regulates uses with the potential to adversely affect adjacent development by requiring use permits for a variety of uses including bars and liquor stores, as shown in Attachment C.
5. Parking. The new zoning modifies parking requirements for some uses, and adds provisions for shared and off-site parking.
6. Uses Disallowed. A number of uses currently allowed by zoning will no longer be allowed, including industrial cleaning establishments and motor vehicle fueling and services stations, as discussed in more detail in the following section.

Non-Conforming Uses

As noted, the primary purpose of the existing C-1/NFO Zoning District is similar to the purpose of the proposed NMU Zoning Regulations: to provide a commercial area intended primarily for the location of trades and services to serve the needs of surrounding residential areas. Because of the similarities in the intent and content of the respective zoning regulations, replacing the C-1/NFO Regulations with the NMU Zoning Regulations will not result in a substantial change in the types of land uses allowed. However, there are a number of land uses currently allowed by the C-1/NFO regulations that, based on community input, were determined to be incompatible with a pedestrian-oriented neighborhood / commercial / residential area, particularly one comprised of relatively small parcels that abut residentially zoned properties. The land uses currently permitted under the C-1/NFO Regulations that will no longer be permitted under the

proposed NMU Zoning Regulations are shown in Attachment C; the most significant of these uses are industrial cleaning establishments, such as chemical dry cleaning facilities, and motor vehicle service, washing, and repair facilities.

These disallowed land uses, if they currently exist as legally permitted uses in this section of Middlefield Road, will become legal non-conforming uses, and will be allowed to continue operation. However, their status as legal non-conforming uses means that, consistent with Chapter 4 of the County Zoning Regulations, they may not be expanded, and if they are voluntarily abandoned for at least 18 months, they may not reopen unless converted to a permitted use.

2. Changes to Design Review Regulations

Section 6565.18 of the County Zoning Regulations establishes the design review standards for Middlefield Road. These standards apply only to commercial structures. The revised Design Review standards applicable to the NMU zoning district are shown in a redlined version of the standards included as Attachment H. The most significant change is the removal of two pages of graphic examples of design standards, which are better represented by the graphics provided in Chapter 7 of the Community Plan, "Design Standards and Guidelines." Apart from this change, the modifications consist primarily of minor edits to wording to ensure consistency with the Community Plan. The substance of the design standards has not been modified significantly, as the existing standards are already consistent with the Community Plan.

3. Zoning Work Group

At the culmination of the Community Plan process, after Plan adoption, a number of community and stakeholder workgroups were established to advise and assist with implementation of various aspects of the Plan. The Zoning Workgroup was formed to provide input to Planning staff in drafting of the NMU Zoning Regulations, to provide a forum for community input in the development of the regulations, and to ensure that the drafted zoning regulations remain consistent with the community's expressed preferences, as described in the adopted Community Plan. This group has remained the primary ongoing forum for guiding the draft zoning regulations. The workgroup was involved in every stage of drafting the NMU zoning regulations, and has reviewed and approved the final draft of the regulations.

4. Public Outreach and Input

The Neighborhood Mixed Use Zoning Regulations were presented to the public for comment and input at a number of community forums, including briefings before the North Fair Oaks Council, various community meetings on North Fair Oaks issues, and multiple public workshops specifically addressing the NMU Zoning. Comment received at these forums has been considered and integrated into the zoning regulations.

5. Review by North Fair Oaks Council

The North Fair Oaks Council, the designated body representing the North Fair Oaks Community, reviewed the proposed zoning amendment on August 27, 2015. The Council unanimously recommended that the Planning Commission recommend that the Board of Supervisors adopt the Neighborhood Mixed Use Zoning.

6. Summary

The Neighborhood Mixed Use Zoning Regulations, covering the portion of Middlefield Road from 1st Avenue to 8th Avenue, have been drafted through a multi-year process following the culmination of the North Fair Oaks Community Plan, guided by a working group made up of residents and other stakeholders. They are consistent with the formal land use regulations adopted as part of the North Fair Oaks Community Plan, and as such, consistent with the preferences of the community expressed through the creation of the Plan, and through the guidance of the Zoning Workgroup. While the new zoning does not represent dramatic changes to the existing allowed land uses on this stretch of Middlefield Road, it is an important component in the overall implementation of the NFO Plan and the goals and vision for future development in North Fair Oaks.

B. ALTERNATIVES

The alternative to adoption of the Neighborhood Mixed Use Zoning Regulations is 1) maintaining the current zoning regulations or 2) drafting an alternative set of amended zoning regulations.

C. ENVIRONMENTAL REVIEW

An Initial Study and Negative Declaration have been prepared for this zoning amendment. The environmental review determined that there are no potentially significant impacts from adoption of this zoning amendment. The Initial Study and Negative Declaration were posted on September 4, 2015. No comments have been received to date.

D. REVIEWING AGENCIES

County Counsel

ATTACHMENTS

- A. Recommended Findings
- B. Map of Rezoning Area
- C. Comparison Table of Existing C-1/NFO Zoning vs. New NMU Zoning
- D. Table 2.1, NFO Community Plan: Neighborhood Mixed Use Land Use Category
- E. Proposed Neighborhood Mixed Use Zoning
- F. Initial Study and Negative Declaration
- G. Phases of Rezoning
- H. Changes to Section 6565.18., Standards for the Design of Commercial Structures, on Middlefield Road in North Fair Oaks (redlined edits).

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDING

Permit or Project File Number: PLN 2015-00358 Hearing Date: September 23, 2015

Prepared By: William Gibson
Project Planner

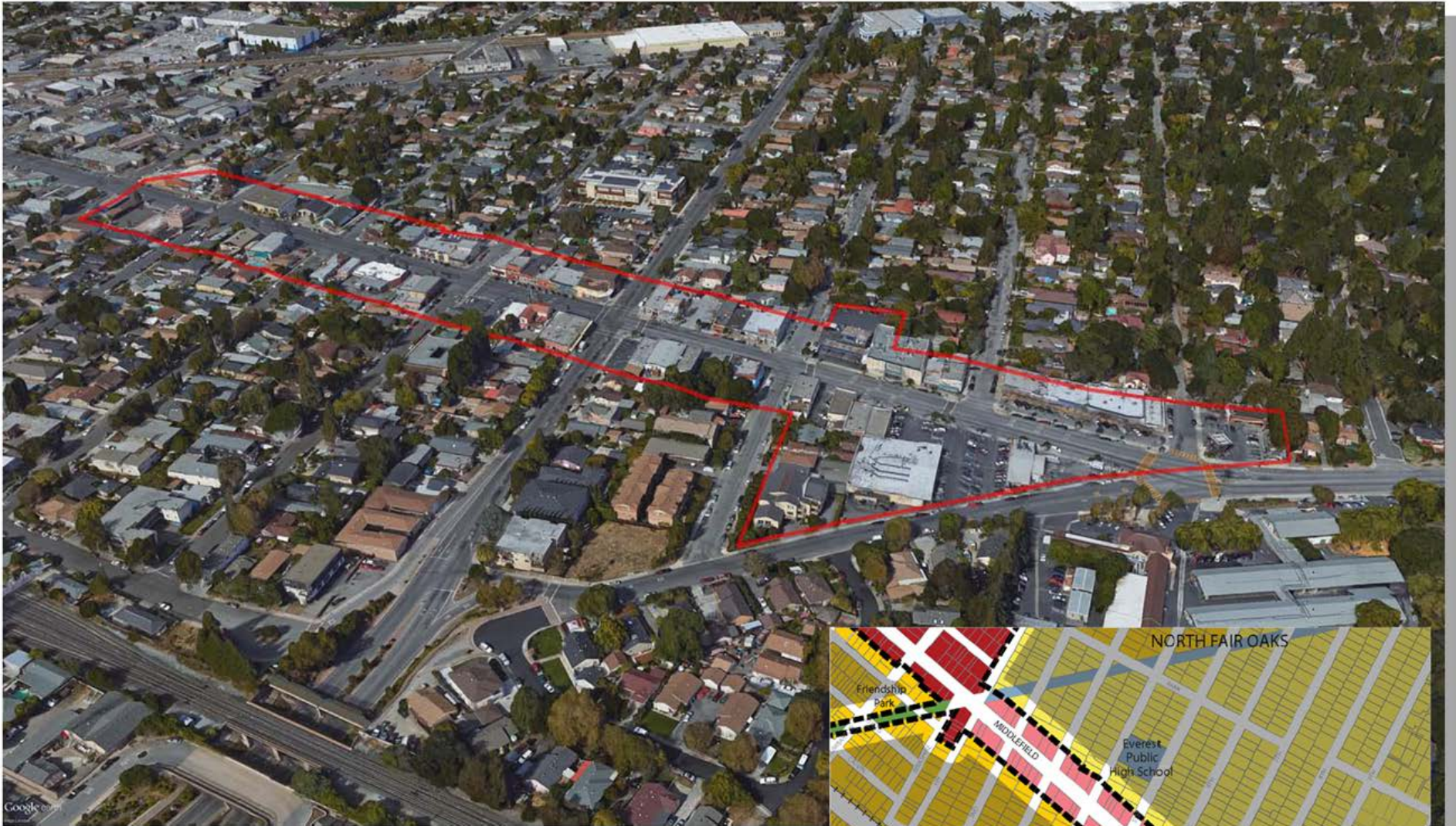
For Adoption By: Planning Commission

RECOMMENDED FINDING

1. Recommend that the San Mateo County Board of Supervisors adopt the Neighborhood Mixed Use Zoning Regulations for the section of Middlefield Road in North Fair Oaks from 1st Avenue to 8th Avenue, replacing the existing zoning and implementing the vision and goals of the North Fair Oaks Community Plan, and that the Board certify the related Negative Declaration for the project as complete and correct.

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Attachment B: Area of Rezoning



**ATTACHMENT C:
CHANGES IN ALLOWED LAND USES AND PERMITTING REQUIREMENTS IN NEW NMU ZONING**

Land Use	Permission/Requirement	
	Current (C1) Zoning	Updated (NMU) Zoning
New Land Uses Permitted		
Farmers Markets	Not allowed	Allowed with Use Permit
Small Indoor Exercise and Leisure Facilities	Not allowed	Allowed with Use Permit
Child Care Centers	Allowed with Use Permit	Allowed with Use Permit, definition modified
Educational Facilities	Allowed in some cases	Allowed- Definition expanded
Land Uses with New Permit Requirements		
Personal Convenience Service Establishments	Allowed without permit	Now requires use permit
Pet Sales and Grooming Establishments	Allowed without permit	Now requires use permit
Liquor Stores	Allowed without permit	Now requires use permit
Bars	Allowed without permit	Now requires use permit
Mixed Use, non-residential	Allowed	Now requires use permit
Community Centers	Allowed without permit	Now requires use permit
Multi-family and Mixed Use Residential	Allowed with Use Permit	No permit required
Land Uses No Longer Permitted		
Industrial Cleaning Establishments (large-scale dry cleaning, etc.)	Allowed	Not Allowed
Funeral Homes	Allowed	Not Allowed
Food Establishments specializing primarily in delivery service (catering, etc)	Allowed	Not Allowed
Motor Vehicle Fuel Sales	Allowed	Not Allowed
Motor Vehicle Service Stations	Allowed	Not Allowed

Table 2.1: Neighborhood Mixed-Use

	Residential	Commercial ² (Retail/Office ³)	Institutional	Mixed-Use
FAR	-	0.75	0.75	1.5
DU/AC (max)	60	-	-	60
Building Heights (max) ¹	40' (approx. 3 stories)	40' (approx. 3 stories)	40' (approx. 3 stories)	40' (approx. 3 stories)
Front Setbacks	0' min. 15' max.	0' min. 10' max.	0' min. 10' max.	- ⁴
Stepback	No stepback required	No stepback required	No stepback required	No stepback required
Parking	1.0 sp/0-1 BR 1.5 sp/ 2+ BR 1 guest sp/ 5 units	1 sp/400 s.f.	1 sp/500 s.f.	Residential 1 sp/unit Non-Residential 1sp/1,000 s.f.

¹ These represent the maximum allowed building heights under the Community Plan. Specific zoning amendments may reduce these heights at various locations within North Fair Oaks. Architectural elements (e.g. tower features) may be allowed to exceed height limit with County approval.

² Stand-alone commercial uses are conditionally permitted only, at the County's discretion.

³ Office uses are encouraged as part of mixed-use developments only. Stand-alone office uses are discouraged, and will be conditionally permitted subject to the County's discretion only.

⁴ Front setback governed by ground floor use.

Attachment E

CHAPTER xx. “NMU” DISTRICT (NEIGHBORHOOD MIXED USE DISTRICT)

SECTION xxxx. REGULATIONS FOR “NMU” DISTRICT. The following regulations shall apply within those areas in North Fair Oaks which are zoned NMU.

SECTION xxxx.1. PURPOSES.

1. Provide commercial areas intended primarily for the location of neighborhood-serving trades and services to meet the needs of surrounding residential areas, as well as higher-density living options for residents.
2. Protect the viability of surrounding and/or adjacent residential land uses by restricting incompatible uses and regulating certain land uses which may otherwise have negative external impacts, and by requiring that commercial development meets minimum design standards.
3. Promote and enhance the creation of an attractive neighborhood mixed use district accessible by a variety of transportation modes, including private vehicles, transit, bicycling and walking.
4. Protect the functional and economic viability of commercial mixed use areas by restricting incompatible land uses.
5. Support and strengthen the local economy by providing trade and employment opportunities.
6. Implement the policies of the North Fair Oaks Community Plan and the San Mateo County General Plan.

SECTION xxxx.2. DEFINITIONS.

x. **Administrative, Professional and Business Offices**

Establishments where management, administrative, professional or consulting services are conducted including, but not limited to, government, law, real estate, accounting and other business offices.

x. **Bars**

Commercial establishments engaged in the sale of alcoholic beverages to the general public for immediate consumption on the premises as a primary use,

which may also offer food and entertainment on a limited basis, but not adult entertainment as defined in Section 6102.1.5.

x. Community Centers

Facilities used by local residents for civic activities, classes, meetings, performances, presentations or other purposes. Includes “clubs” (Section 6102.25) and “meeting halls” (Section 6201.62.5).

x. Child Care Centers (Institutional Day Care Facilities for Children)

Licensed facilities including infant centers, pre-schools, and extended day care facilities, which regularly provide non-medical care, protection, and supervision of children in a non-residential setting.

x. Dwelling, Multiple

A building or portion thereof containing more than one dwelling unit, including apartment houses, condominiums, and flats.

x. Educational Facilities

Public or private educational facilities, or schools offering instruction, including academic or specialized instruction, to students.

x. Farmers Markets

An outdoor market at a fixed location, open to the public, operated by a government agency, a nonprofit corporation, or one or more Producers, in accordance with the San Mateo County Farmer’s Market Guidelines, at which (a) at least 75 percent of the vendors sell Farm Products or Value-added Farm Products and (b) at least 75 percent of the vendors who regularly participate during the market’s hours of operation are Producers, or family members or employees of Producers.

Farm Products – Fruits, vegetables, mushrooms, herbs, nuts, shell eggs, honey, or other bee products, flowers, nursery stock, livestock food products (including meat, milk, cheese, and other dairy products), and fish.

Producer – A person or entity that raises or produces Farm Products on land that the person or entity farms and owns, rents, or leases.

Value-added Farm Product – Any product processed by a Producer from a Farm Product, such as baked goods, jams, and jellies.

x. Financial Institutions

Establishments accepting deposits and providing services relating to the exchange, protection or lending of money including, but not limited to, banks, savings and loan institutions, or credit unions.

x. Food and Beverage Stores

Commercial establishments engaged in the retail sale primarily of various fresh and packaged foods and beverages for home preparation and consumption including, but not limited to, grocery stores, produce markets, bakeries and delicatessens.

x. Food Establishments Specializing in Take-Out Service

Commercial establishments engaged in the provision of prepared food to the general public primarily for consumption off the premises, which may include limited seating, walk up or drive-through take-out service, but not including businesses engaged exclusively in catering.

x. Home Occupations

Accessory businesses conducted in a dwelling solely by its occupants in a manner incidental to the residential use of the dwelling, in accordance with the provisions of the County's Home Occupation Regulations.

x. Indoor Retail Sales, Rental or Repair Establishments

Commercial establishments which serve the general public that are engaged in the sale, rental and/or repair of goods, merchandise and equipment with all storage of such items within a fully enclosed, covered building.

x. Limited Keeping of Pets

The raising or maintaining of domestic birds or animals that are customarily kept as pets for amusement or companionship, excluding exotic animals, horses, livestock and poultry, subject to the following limitations: (a) no more than two (2) dogs and two (2) cats, nor more than four (4) animals total of any type shall be kept per dwelling unit, or lawfully permitted and occupied second unit, or per business establishment. This use does not include "pet sitting" or "doggie day care" establishments where care and supervision is provided to pets that do not belong to the occupants of the dwelling unit or business establishment.

x. Liquor Stores

A retail establishment primarily engaged in selling beer, wine, and other alcoholic beverages.

x. Medical and Dental Offices

Establishments providing consultation, diagnosis, therapeutic, preventative or corrective personal treatment services by licensed doctors, dentists and similar practitioners of medical and healing arts for humans, and which may include medical and dental laboratories and associated prescription pharmacies.

x. Mixed-Use Development

A development in which a mix of uses is located in close proximity to each other on the same parcel, usually within the same building. The land uses may be stacked on top of each other (vertical) or placed next to each other (horizontal). Mixed use development may include any combination of at least two of the following four land use categories: commercial (including retail sales and service, and personal services, but excluding motor-vehicle related uses), office (including professional services), residential (dwellings), and institutional uses.

x. Non-Chartered Financial Institution

A use, other than a State or Federally chartered bank, credit union, mortgage lender, savings and loan association or industrial loan company, that offers deferred deposit transaction services or check cashing services and loans for payment of a percentage fee. The term “non-chartered financial institution” shall include, but is not limited to, deferred deposit transaction (payday loan) businesses that make loans upon assignment of wages received, check cashing businesses that charge a percentage fee for cashing a check or negotiable instrument, and motor vehicle title lenders who offer a short-term loan secured by the title to a motor vehicle. Non-profit financial institutions are not encompassed by the term “non-chartered financial institution”.

x. Other Compatible Uses

Additional land uses that may be allowed if the Community Development Director determines that the proposed use is consistent with the purpose of the district and compatible with other permitted land uses in the district.

x. Outdoor Retail Sales, Rental or Repair Establishments

Commercial establishments which serve the general public that are engaged in the sale, rental and/or repair of goods, merchandise and equipment with all or some storage of such items outside a fully enclosed, covered building.

x. Parking Lots and Parking Garages

Public and private facilities which provide designated spaces for parking of operable and currently registered motor vehicles either in an open area or within a structure.

x. Personal Convenience Service Establishments

Commercial establishments providing services related to personal convenience where customers are typically served on the premises including, but not limited to, beauty salons, barber shops, massage establishments.

x. Pet Sales and/or Grooming Establishments

Establishments for the retail sale of pet animals, pet food and supplies, with all storage of such items within a fully enclosed, covered building. Pet sales and/or grooming establishments may offer pet bathing, grooming and obedience training conducted within a fully enclosed, covered building. Other than the animals held as inventory until sold, there shall be no boarding of animals overnight for compensation.

x. Religious Facilities

Facilities or meeting places used for worship or religious instruction including, but not limited to, churches, synagogues, mosques and temples.

x. Restaurants

Establishments with the primary purpose of serving food to the public for immediate consumption on the premises. A restaurant must have a working kitchen, able to prepare full meals from basic ingredients. The kitchen must be in operation and the restaurant must be serving the majority of its full menu during the entire hours of operation. Persons under 21 must be legally allowed on the premises during the entire hours of operation. Establishments which close the kitchen during some hours of operation and cease serving food, but remain open serving alcoholic beverages, are classified as bars and are subject to bar permitting requirements.

x. Retail Cleaning Establishments

Commercial establishments engaged in the washing or cleaning of clothing, linens and other fabrics including, but not limited to, dry cleaning pick up stores with limited equipment and laundromats where coin-operated washers and dryers are provided for self-service to the public.

x. Small Collection Facilities for Recyclable Materials

A small collection facility occupies an area of not more than 500 square feet, is intended for the collection of recyclable materials, and may include kiosks, igloos, bins, trailers or bulk reverse vending machines. These facilities are generally temporary, and must be accessory to a primary use on the same parcel.

x. Small Indoor Exercise and Leisure Facilities

Facilities of 2,000 square feet or less located within a fully enclosed building providing leisure and recreation opportunities primarily for use by neighborhood residents, including but not limited to exercise facilities, dance academies and martial arts studios.

x. Veterinary Hospitals for Small Animals

Establishments where cats, dogs and other domestic animals generally of the same size or smaller are treated by a person(s) trained and licensed to provide medical care for animals. Veterinary hospitals may hold animals overnight on a limited basis if necessary for their proper medical or surgical treatment.

x. Walking Distance

For purposes of off-site or shared parking, walking distance is defined as the total distance traveled by foot along the shortest feasible route between the parking and the primary use. For the purposes of this Section, walking distance shall be measured from the primary entrance of the primary use served, along a connection that meets Americans with Disabilities Act (ADA) requirements.

SECTION xxxx.3. USES PERMITTED.

PERMITTED USES	REQUIRED PLANNING PERMIT FOR THIS DISTRICT¹
<u>RESIDENTIAL USE CLASSIFICATION</u>	
<p>X. <u>DWELLINGS</u></p> <ul style="list-style-type: none"> x. Dwelling, Multiple <ul style="list-style-type: none"> a. Above the ground floor b. Ground floor 	<p>None</p> <p>Use Permit</p>
<u>X. MIXED USE CLASSIFICATION</u>	
<ul style="list-style-type: none"> x. Mixed-use development with ground floor commercial and residential above the ground floor x. All other mixed-use development 	<p>None</p> <p>Use Permit</p>
<u>COMMERCIAL AND OFFICE USE CLASSIFICATION</u>	
<p>X. <u>SPECIALIZED NEIGHBORHOOD TRADES AND SERVICES</u></p> <ul style="list-style-type: none"> x. Personal Convenience Service Establishments x. Retail Cleaning Establishments x. Pet Sales and/or Grooming Establishments x. Veterinary Hospitals for Small Animals 	<p>Use Permit</p> <p>None</p> <p>Use Permit</p> <p>Use Permit</p>
<p>X. <u>RETAIL SALES, RENTAL OR REPAIR ESTABLISHMENTS</u></p> <ul style="list-style-type: none"> 1. Food and Beverage Stores x. Liquor Stores 2. Indoor Retail Sales, Rental or Repair Establishments 	<p>None</p> <p>Use Permit</p> <p>None</p>

PERMITTED USES	REQUIRED PLANNING PERMIT FOR THIS DISTRICT¹
3. Outdoor Retail Sales, Rental or Repair Establishments	Use Permit
X. <u>FOOD SERVICES</u> x. Bars x. Restaurants x. Food Establishments Specializing in Take-Out Service x. Farmers Markets	Use Permit None Use Permit Farmers Market Permit ²
X. <u>OFFICES, PROFESSIONAL SERVICES</u> 1. Administrative, Professional and Business Offices 2. Medical and Dental Offices 3. Financial Institutions 4. Non-Chartered Financial Institution	None None None Use Permit ²
X. <u>INDOOR RECREATION FACILITIES</u> Small Indoor Exercise and Leisure Facilities	None
<u>INSTITUTIONAL USE CLASSIFICATION</u>	
X. <u>NEIGHBORHOOD INSTITUTIONAL FACILITIES</u> x. Community Centers x. Child Care Centers x. Religious Facilities x. Educational Facilities	Use Permit Use Permit Use Permit Use Permit

PERMITTED USES	REQUIRED PLANNING PERMIT FOR THIS DISTRICT ¹
<u>ACCESSORY USE CLASSIFICATION</u>	
X. <u>RESIDENTIAL ACCESSORY USES</u> Home Occupations	Home Occupation Certificate ²
X. <u>LIMITED KEEPING OF PETS</u> Limited Keeping of Pets	None
X. <u>SMALL COLLECTION FACILITIES FOR RECYCLABLE MATERIALS</u>	None
<u>OTHER USE CLASSIFICATION</u>	
X. <u>PARKING</u> Parking Lots and Parking Garages	Use Permit
X. <u>OTHER COMPATIBLE USES</u> Other Compatible Uses	To Be Determined by Community Development Director
¹ Other permits may be required by a combining district, e.g., Design Review approval. ² Subject to additional performance requirements, including but not limited to those contained in Section 6251(f)(8) of these Zoning Regulations.	

SECTION xxx.4. DEVELOPMENT STANDARDS. All new development must meet the following minimum standards:

1. Minimum Parcel Area and Width. The minimum parcel area shall be 5,000 sq. ft. and the minimum parcel width shall be 50 feet, except in the case of multi-family residential ownership development, including but not limited to townhouses, in which case the minimum parcel area shall be 500 sq. ft. and the minimum parcel width shall be 25 feet.
2. Building Setbacks.
 - a. The minimum building setbacks shall be:

(1) Adjacent to a parcel zoned R-1

When an NMU zoned parcel **abuts** a single-family residentially zoned (R-1) parcel:

Front Setback	Side Setback (abutting residentially zoned parcel)	Side Setback (not abutting residentially zoned parcel)	Rear Setback
0 feet	5 feet	0 feet	20 feet

(2) All Other Cases

When an NMU zoned parcel **does not abut** a single-family residentially zoned parcel (R-1) parcel:

Front Setback	Side Setback	Rear Setback
0 feet	0 feet	10 feet

Signage and awnings may extend up to five feet into setbacks.

b. The maximum building setbacks shall be:

Front Setback	Side Setback	Rear Setback
10 feet	No maximum	No maximum

- x. Maximum Building Coverage. Maximum building coverage shall be 80 percent and shall include all: (1) buildings, (2) accessory buildings, and (3) structures such as patios, decks, balconies, and other similar uses which are eighteen inches or more above the ground.
- x. Maximum Building Floor Area. The maximum building floor area shall be 75 percent of the total parcel area, except in the case of mixed-use development, in which case the maximum building floor area shall be 150 percent of the total parcel area. Maximum building floor area shall include the floor area of all stories of all buildings and accessory buildings on a parcel. Maximum building floor area specifically includes: (1) the floor area of all stories, excluding non-habitable space, as measured from the outside face of all exterior walls, and (2) all other areas covered by a waterproof roof which extends four or more feet from exterior

walls, over the area of all decks, porches, and balconies. Fully enclosed parking areas shall be excluded from maximum building floor area.

- x. Maximum Residential Development Density. The maximum density of residential development shall be 60 dwelling units/net acre.
- x. Building Height. The maximum building height shall be 40 feet.

The minimum number of stories for new development shall be two, except in the case that a Use Permit is secured.

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

Chimneys, pipes, mechanical equipment, antennae, and other similar structures may extend beyond 40 feet to a maximum of 45 feet as required for safety or efficient operation.

Architectural features on buildings located on corner parcels, such as cupolas and turrets, may extend beyond 40 feet to a maximum of 45 feet , if approved by the Community Development Director.

- x. Signs.
 - a. Prohibited Signs. The following signs shall be prohibited:
 - (1) Any sign that, because of its location, construction, colors, or operating characteristics, can be confused with or obscure a traffic control device or emergency vehicle.
 - (2) Signs having animated, moving, rotating, inflatable, or flashing parts.
 - (3) Signs emitting intense and focused beams of light, including beacons.
 - (4) Off-premises signs.
 - (5) Abandoned signs.
 - (6) Billboards.
 - b. Maximum Number of Signs. The maximum number of signs allowed on a parcel is one sign per parcel, or one sign per each 200 feet of parcel street frontage, or one sign per use, whichever is greatest.

- c. Maximum Total Sign Display Area. The maximum total display area for all signs on a parcel is three-quarters square foot per foot of parcel street frontage.
- d. Maximum Window Sign Area. Signs located within windows and visible to the public shall not exceed 25% of the area of the window within which the sign is located.
- e. Maximum Sign Height. The maximum height of signs on a parcel is as follows:
 - (1) Attached signs shall not exceed the height of the building or structure to which the sign is attached and shall not extend above the roofline.
 - (2) Freestanding signs shall not exceed fifteen (15) feet.
- f. Sign Projection. Attached signs shall not project more than five feet from the building or structure to which the sign is attached. Attached or freestanding signs shall not project beyond any parcel boundary except signs may project into the public right-of-way subject to the approval of the Director of Public Works.
- g. Sign Design. The design of signs on the parcel shall reflect the architectural design of the building or structure with which the sign is associated, and incorporate unifying colors, materials, and features.
- x. Screening
 - a. Refuse, waste removal, and outdoor service/storage areas, where allowed, shall be screened with a six (6) foot solid wall or opaque fence/gate when visible from a public way or residentially zoned parcel.
 - b. A minimum six (6), not to exceed eight (8), foot masonry wall shall be erected along the entire common property line where a commercial or mixed use abuts a residentially zoned parcel. Other fencing along property lines shall be of opaque materials when visible from a public way or residentially zoned parcel and shall not include barbed wire.
 - c. Mechanical equipment (e.g., air conditioning, heating, compressor, generator, venting units) or other utility hardware on roof, ground, or buildings shall be screened with opaque and sound attenuating materials compatible with the building, when visible from or adjacent to a public way or residentially zoned parcel.

SECTION xxxx.x. PERFORMANCE STANDARDS. No use may be conducted in a manner which, in the determination of the Community Development Director, does not meet the performance standards below. Measurement, observation, or other means of determination shall be made at the limits of the property, unless otherwise specified.

- x. Noise. No use will be permitted which exceeds County Noise Ordinance standards.
- x. Lighting. All exterior and interior lighting shall be designed and located so that direct rays and glare are confined to the premises, with the exception of lighting on the front building façade facing the public sidewalk.
- x. Trash and Debris. All trash, boxes, or similar debris shall be picked up on a regular basis and stored in refuse containers that are screened from public view (see Section x).
- x. Hazardous Materials. Storage of hazardous materials is prohibited.

SECTION XXXX.X FARMERS MARKET STANDARDS

Farmers Markets are allowed in the NMU Zoning District subject to a Farmers Market Permit and must meet the following standards:

- x. All markets must be California Certified Farmers Markets. All markets must comply with the definitions and standards included in this Chapter.
- x. No market may operate continuously for more than 6 hours.
- x. Markets may locate on side streets, public spaces, plazas, or private open spaces such as parking lots or similar areas.
- x. Markets must be open to the general public during all hours of operation
- x. All Farmers Markets and their vendors must obtain all required operating and health permits, licenses, and certificates of insurance, and these documents (or copies) shall be in the possession of the Famer Market Manager or the vendor, as applicable, on the site of the Farmers Market during all hours of operation.
- x. All Farmers Markets must provide for composting, recycling, and waste removal in accordance with all applicable federal, state and local laws, including but not limited to the San Mateo County Ordinance Code. The Farmers Market management is responsible for ensuring that the site is restored to a neat condition by no later than the end of the Farmers Market day.

SECTION xxx.x. PARKING. Parking shall comply with all of the provisions of Chapter 3 of the Zoning Regulations, except for:

x. Section 6119, Parking Spaces Required, which shall be replaced by the following Table 1, which sets forth the minimum number of off-street parking spaces required. Parking spaces required by Table 1 may also be modified by the amounts set forth in the Shared Parking and Off-Site Parking regulations in this Chapter. For uses not listed in Table 1, the provisions of Section 6119 shall apply.

x. Section 6118(a), Size and Access. Notwithstanding Section 6118(a), in the NMU District, a maximum of 25% of the parking spaces required by Table 1 may be compact parking spaces with an area of 128 sq. ft. and minimum dimensions of 8 ft. in width by 16 ft. in length.

TABLE 1. REQUIRED PARKING		
USE	PARKING GENERATING FACTOR	PARKING SPACES REQUIRED
1. Residential		
Townhouses Dwellings, Multiple	Dwelling Unit Parking: 0-1 bedrooms	1 covered
	≥2 bedrooms	1.5 covered
	Dwelling Unit Parking in a Mixed-Use Development: Each dwelling unit	1 covered
	Affordable Housing Parking: (Developments eligible for density bonus pursuant to Section ____) Each affordable dwelling unit	1 covered or uncovered
	Visitor Parking: Each dwelling unit	0.25 covered or uncovered
2. Commercial/Office		
All uses listed under the “Office and Professional Services” in Section XXXX.3, Uses Permitted	Up to 400 sq. ft. and each 400 sq. ft. thereafter	1 covered or uncovered

All uses listed under “Specialized Neighborhood Trades and Services” in Section XXXX.3, Uses Permitted	Up to 250 sq. ft. and each 250 sq. ft. thereafter	1 covered or uncovered
All uses listed under “Retail Sales, Rental or Repair Establishments,” in Section XXXX.3, Uses Permitted	Up to 250 sq. ft. and each 250 sq. ft. thereafter	1 covered or uncovered
All uses listed under “Indoor Recreation Facilities” in Section XXXX.3, Uses Permitted	Up to 400 sq. ft. and each 400 sq. ft. thereafter	1 covered or uncovered
All uses listed under “Food Services” in Section XXXX.3, Uses Permitted (Restaurants, Bars, Food Establishments Specializing in Take-out Service)	Up to 100 sq. ft. and each 100 sq. ft. thereafter	1 covered or uncovered
Any Commercial, Office and/or Food Service Use in this subsection in a Mixed-Use Development	Up to 1,000 sq. ft. and each 1,000 sq. ft. thereafter	1 covered or uncovered
3. Institutional and Other Compatible Uses		
All uses listed under the “Institutional Use Classification” in Section XXXX.3, Uses Permitted	Up to 500 sq. ft. and each 500 sq. ft. thereafter	1 covered or uncovered
Any Institutional or Other Compatible Use in this subsection in a Mixed-Use Development	Up to 1,000 sq. ft. and each 1,000 sq. ft. thereafter	1 covered or uncovered

SECTION XXXX.X ALTERNATIVE PARKING APPROACHES. The total number of parking spaces required per Section xxx.x may be reduced in accordance with the following provisions.

x. Shared Parking

a. Applicability

Subject to this Section's requirements and the securing of a Use Permit in accordance with the provisions of Section 6503 of the Zoning Regulations, an applicant may request shared parking to meet the minimum parking requirements for shared parking facilities serving more than one use on a site, or for multiple uses that are located near one another, and which have different peak parking demands and/or operating hours.

b. Analysis Required

In addition to the procedures established in Section 6503 of the Zoning Regulations, requests for shared parking shall comply with this Section's standards and criteria. A parking analysis shall be submitted as part of the application which clearly establishes that the subject uses will use the shared parking spaces at different times of the day, week, month, or year. The analysis shall reference a shared parking study prepared by a Qualified Professional. A shared parking study shall, at a minimum address:

1. The intensity and type of activities and the composition of uses;
2. Hours of operation of the uses;
3. The rate of turnover for proposed shared spaces;
4. Distances of shared parking spaces from the uses they serve;
5. The anticipated peak parking and traffic loads for the site;
6. Parking spaces reserved for a specific tenant or dwelling unit shall not be included in the shared parking calculation; and
7. If the shared parking spaces are located on a different parcel than the primary use(s) served, such off-site spaces shall be located within a walking distance no greater than 800 feet from the use served, unless the use being served is residential, in which case such off-site spaces shall be located within a walking distance no greater than 400 feet from the use served.

c. Findings Required

Issuance of a Use Permit for shared parking may reduce the total number of spaces required by this Chapter if the following findings are made, in addition to the findings required in Section 6503 of the Zoning Regulations:

1. The spaces to be provided will be kept available as long as the uses requiring the spaces are in operation;
2. The peak hours of parking demand from all uses do not coincide so that peak demand is greater than the parking provided;
3. The adequacy of the quantity and efficiency of parking provided will equal or exceed the level that can be expected if collective parking is not provided; and
4. A written agreement between the property owner(s) and the County, in a form satisfactory to County Counsel, that includes:
 - (a) A guarantee that there will be no substantial alteration in the uses that will create a greater demand for parking, and a guarantee that any change of use whatsoever will require immediate written notification to the County Planning and Building Department;
 - (b) A guarantee among the property owner(s) for access to and use of the shared parking facilities, including a guarantee that the spaces to be provided will be kept available as long as the uses requiring the spaces are in operation;
 - (c) A provision that the County may require parking facilities in addition to those originally approved, upon a finding by the Planning Commission that adequate parking to serve the use(s) has not been provided; and
 - (d) A provision stating that the County, acting through the Planning Commission, may for due cause and upon notice and hearing, modify, amend, or terminate the Use Permit and and/or agreement at any time.

x. Off-Site Parking

a. Applicability

Subject to this Section's standards and requirements and securing a Use Permit in accordance with the provisions of Section 6503 of the Zoning Regulations, required parking may be located on a parcel different than the primary use for which the parking is provided ("off-site parking").

b. Standards Required

In addition to the procedures established in Section 6503 of the Zoning Regulations, requests for off-site parking shall comply with this Section's standards and criteria.

1. Parking requirements may be met off the parcel by ownership or a current lease of parking spaces on another parcel, if those spaces are dedicated to the primary use being served. Ownership or lease of the parking spaces must be maintained for the life of the primary use. Divesting ownership or terminating lease of the required parking spaces shall result in termination of the Use Permit until the parking deficiency is remedied.
2. Off-site parking shall be located within a walking distance no greater than 800 feet from the use served, unless the use being served is residential, in which case such off-site spaces shall be located within a walking distance no greater than 400 feet from the use served.
3. In the event that a shared parking entity has been formed and is fully operational, the documented parking spaces allocated to the parcel will count toward the vehicle parking requirement. Although allocated to a specified parcel, said spaces need not be specifically reserved for said specified parcel.

c. Findings Required

A Use Permit for off-site parking may be approved if the following findings are made, in addition to the findings required in Section 6503 of the Zoning Regulations:

1. The spaces to be provided will be available as long as the uses requiring the spaces are in operation;
2. A written agreement between the property owner(s) and the County, in a form satisfactory to County Counsel, that includes:

- (a) A guarantee that there will be no substantial alteration in the uses that will create a greater demand for parking; and a guarantee that any change of use whatsoever will require immediate written notification to the County Planning and Building Department;
- (b) A guarantee among the property owner(s) for access to and use of the off-site parking facilities;
- (c) A provision that the County may require parking facilities in addition to those originally approved, upon a finding by the Planning Commission that adequate parking to serve the use(s) has not been provided; and
- (d) A provision stating that the County, acting through the Planning Commission, may for due cause and upon notice and hearing, modify, amend, or terminate the Use Permit and/or agreement at any time.

Attachment F

County of San Mateo
Planning and Building Department

INITIAL STUDY ENVIRONMENTAL EVALUATION CHECKLIST (To Be Completed by Planning Department)

1. **Project Title:** Neighborhood Mixed Use Zoning Amendment, North Fair Oaks
2. **County File Number:** PLN2015-00358
3. **Lead Agency Name and Address:** San Mateo County Planning and Building Department, 455 County Center, Redwood City, CA 94063
4. **Contact Person and Phone Number:** William Gibson, 650-363-1816
5. **Project Location:** Middlefield Road between 1st Avenue and 8th Avenue, North Fair Oaks, unincorporated San Mateo County
6. **Assessor's Parcel Number and Size of Parcel:** N/A – various parcels
7. **Project Sponsor's Name and Address:** San Mateo County Planning and Building Department
8. **General Plan Designation:** Neighborhood Mixed Use
9. **Zoning:** C-1/NFO
10. **Description of the Project:** A zoning text and map amendment replacing the existing C-1/NFO/S-1/DR zoning along Middlefield with a new Neighborhood Mixed Use (NMU) zoning designation, and making minor modifications to the design standards that apply to this portion of Middlefield Road. The area proposed for rezoning is shown on the attached map, and extends primarily one parcel deep along both sides of Middlefield Road from 1st Avenue to 8th Avenue, with a somewhat larger portion extending to the southwest of Middlefield at 6th Avenue and Semicircular. The portion of Middlefield Rd. from 1st Ave. to 8th Ave. is currently zoned Neighborhood Business/North Fair Oaks (C-1/NFO), a zoning designation that allows a moderate-intensity mix of commercial and residential uses, with some industrial and institutional uses also allowed; the C-1/NFO zoning is coupled with an S-1 overlay that establishes more precise development standards, and a DR overlay that establishes design review for commercial structures only. The proposed Neighborhood Mixed Use zoning will replace the C-1/NFO/S-1 zoning, and will implement the modified land use categories included in the North Fair Oaks Community Plan. The design review requirement will remain, with minor modifications. The NFO Plan's vision for Middlefield Rd. from 1st Ave. to 8th Ave. is a "medium-density mix of locally-oriented uses including commercial, residential and public uses to serve the daily needs of both residents and visitors to the area." This accurately describes the bulk of the uses already established on this section of Middlefield, and the uses allowed by current zoning. The Plan does not call for dramatic change to the character of the street, but seeks to enhance its appeal as a pedestrian-friendly shopping area featuring small to medium scale shops, restaurants, and offices catering to the local neighborhood. To increase housing opportunities, the Plan also aims to facilitate the development of residential uses in mixed use developments. The standards included in the new zoning are consistent with those incorporated in

the Plan, consistent with the community’s expressed preferences for Middlefield Road, and will help maintain and enhance Middlefield’s character as a mixed-use destination while increasing the safety and aesthetics of the street for all users. Because the vision for this portion of Middlefield is not dramatically different from the existing uses or the existing zoning, the new zoning also incorporates the majority of the prior regulations. Similarly, the existing design regulations applicable to this portion of Middlefield Road, Section 6565.18 of the County Zoning Regulations, are largely consistent with the Community Plan, and this zoning amendment makes only very minor changes to ensure consistency with Chapter 7 of the Plan, “Design Standards and Guidelines.”

Key changes in the new NMU zoning regulations include:

1. **New Land Uses.** The new zoning permits a number of new land uses, primarily with use permits. These include farmers markets and small exercise facilities.
2. **Mixed Use Development.** Residential mixed-use development, currently allowed only with a use permit, will be allowed without any special permit.
3. **Height.** The maximum allowed building height is increased from 36 to 40 feet.
4. **New Permit Requirements.** The new zoning more closely regulates uses with the potential to adversely affect adjacent development, including bars and liquor stores.
5. **Parking.** The new zoning modifies parking requirements for some uses, and adds provisions for shared and offsite parking.
6. **Uses Disallowed.** A number of uses currently allowed will no longer be allowed, including industrial cleaning establishments and motor vehicle-serving uses.

The full text of the proposed zoning amendment and proposed changes to the design standards is available here: <https://planning.smcgov.org/nfo-zoning-update>

11. **Surrounding Land Uses and Setting:** The portion of Middlefield Road between 1st Avenue and 8th Avenue is a moderate-scaled, primarily local-serving mix of commercial uses, with some residential and institutional uses. The area is mostly built out, and is surrounded by North Fair Oaks, a pocket of mainly urbanized unincorporated County that is almost mainly built out, and typified by a mix of moderate-density multifamily housing, commercial and industrial uses, and single-family development.
12. **Other Public Agencies Whose Approval is Required:** None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” or “Significant Unless Mitigated” as indicated by the checklist on the following pages.

	Aesthetics		Climate Change		Population/Housing
	Agricultural and Forest Resources		Hazards and Hazardous Materials		Public Services
	Air Quality		Hydrology/Water Quality		Recreation
	Biological Resources		Land Use/Planning		Transportation/Traffic

	Cultural Resources		Mineral Resources		Utilities/Service Systems
	Geology/Soils		Noise		Mandatory Findings of Significance

EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in 5. below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (Section 15063(c)(3)(D)). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are “Less Than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a

previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources. Sources used or individuals contacted should be cited in the discussion.

1. AESTHETICS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
1.a. Have a significant adverse effect on a scenic vista, views from existing residential areas, public lands, water bodies, or roads?				X
<p>Discussion: The project area does not contain such views or vistas. Source: San Mateo County General Plan</p>				
1.b. Significantly damage or destroy scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
<p>Discussion: The project area contains no such scenic resources. Source: San Mateo County General Plan</p>				
1.c. Significantly degrade the existing visual character or quality of the site and its surroundings, including significant change in topography or ground surface relief features, and/or development on a ridgeline?				X
<p>Discussion: The nature of the proposed zoning changes does not encourage or permit any changes to overall visual quality. Source: San Mateo County General Plan, San Mateo County Zoning Regulations</p>				
1.d. Create a new source of significant light or glare that would adversely affect day or nighttime views in the area?				X
<p>Discussion: The proposed zoning changes will not alter the permitted types or amounts of lighting or glare allowed in the project area. Source: San Mateo County General Plan, San Mateo County Zoning Regulations</p>				

1.e.	Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?				X
<p>Discussion: The project area is not adjacent to any such designated area or corridor.</p> <p>Source: San Mateo County General Plan, California Scenic Highway Mapping System (9/15/2015)</p>					
1.f.	If within a Design Review District, conflict with applicable General Plan or Zoning Ordinance provisions?				X
<p>Discussion: The rezoning does include a design review district, but the design standards in the amended zoning incorporate and are consistent with the existing design standards, as well as the applicable provisions of the North Fair Oaks Community Plan and other portions of the County General Plan.</p> <p>Source: North Fair Oaks Community Plan, San Mateo County General Plan, San Mateo County Zoning Regulations Section 6565.18</p>					
1.g.	Visually intrude into an area having natural scenic qualities?				X
<p>Discussion: The project area has no natural scenic qualities.</p> <p>Source: San Mateo County General Plan.</p>					

<p>2. AGRICULTURAL AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the State's inventory of forestland, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:</p>					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
2.a.	For lands outside the Coastal Zone, convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X

<p>Discussion: The project area contains no agricultural lands of any kind.</p> <p>Source: San Mateo County General Plan, California Natural Resources Agency</p>					
2.b.	Conflict with existing zoning for agricultural use, an existing Open Space Easement, or a Williamson Act contract?				X
<p>Discussion: The project area contains no agricultural zoning, open space easements, or Williamson Act-contracted lands. The project area contains no open space whatsoever.</p> <p>Source: San Mateo County Zoning Regulations, County Planning and Building Dept. Williamson Act records</p>					
2.c.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forestland to non-forest use?				X
<p>Discussion: See 2.a. and 2.b.</p> <p>Source: See 2.a. and 2.b.</p>					
2.d.	For lands within the Coastal Zone, convert or divide lands identified as Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?				X
<p>Discussion: The project area is not in the Coastal Zone.</p> <p>Source: San Mateo County General Plan</p>					
2.e.	Result in damage to soil capability or loss of agricultural land?				X
<p>Discussion: See 2.a. and 2.b.</p> <p>Source: See 2.a. and 2.b.</p>					
2.f.	Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?				X
<p><i>Note to reader: This question seeks to address the economic impact of converting forestland to a non-timber harvesting use.</i></p>					

Discussion: The project area contains no forestland or timberland of any kind.

Source: San Mateo County General Plan, San Mateo County Zoning Regulations, visual observation

3. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
3.a. Conflict with or obstruct implementation of the applicable air quality plan?				X

Discussion: The project makes no substantial changes to the allowed intensity or density of development in the project area, and allows no new or expanded uses that would appreciably degenerate air quality, and thus will not negatively impact air quality.

Source: San Mateo County Zoning Regulations

3.b. Violate any air quality standard or contribute significantly to an existing or projected air quality violation?				X
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Discussion: See 3.a.

Source: See 3.a

3.c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X
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Discussion: See 3.a.

Source: See 3.a

3.d. Expose sensitive receptors to significant pollutant concentrations, as defined by BAAQMD?				X
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Discussion: See 3.a.

Source: See 3.a.

3.e.	Create objectionable odors affecting a significant number of people?				X
Discussion: See 3.a. Source: See 3.a.					
3.f.	Generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on-site or in the surrounding area?				X
Discussion: See 3.a. Source: See 3.a.					

4. BIOLOGICAL RESOURCES. Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
4.a.	Have a significant adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
Discussion: No such species are identified in the project area, which contains no habitat whatsoever. Source: San Mateo County General Plan, California Natural Diversity Database					
4.b.	Have a significant adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?				X
Discussion: The project area contains no riparian habitat or other sensitive natural community. Source: San Mateo County General Plan, California Natural Diversity Database					
4.c.	Have a significant adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act				X

(including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				
<p>Discussion: The project area contains no such wetlands, and includes no removal, filling, hydrologic interruption, or any construction or disruption of any kind. The project area is urbanized and entirely built out.</p> <p>Source: Proposed NMU zoning regulations, visual observation, U.S. Fish and Wildlife Service National Wetlands mapper</p>				
4.d. Interfere significantly with the movement of any native resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
<p>Discussion: The project makes no substantial changes to the allowed intensity or density of development in the project area, and allows no new or expanded uses. The project area is built out.</p> <p>Source: Proposed NMU zoning regulations.</p>				
4.e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance (including the County Heritage and Significant Tree Ordinances)?				X
<p>Discussion: The project area contains no identified biological resources, and does not propose any disruption of any biological resources.</p> <p>Source: San Mateo County General Plan, County Heritage and Significant Tree Ordinance</p>				
4.f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or State habitat conservation plan?				X
<p>Discussion: The project does not contain or impinge on any such plan.</p> <p>Source: San Mateo County General Plan, California Department of Fish and Wildlife</p>				
4.g. Be located inside or within 200 feet of a marine or wildlife reserve?				X
<p>Discussion: The project is not so located.</p> <p>Source: California Department of Fish and Wildlife - Marine Protected Areas</p>				
4.h. Result in loss of oak woodlands or other non-timber woodlands?				X

Discussion: The project area contains no such woodlands. The project area is entirely urbanized and built out.

Source: Visual observation

5. CULTURAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
5.a. Cause a significant adverse change in the significance of a historical resource as defined in CEQA Section 15064.5?				X
<p>Discussion: The project area contains no such resources.</p> <p>Source: California Register of Historical Resources</p>				
5.b. Cause a significant adverse change in the significance of an archaeological resource pursuant to CEQA Section 15064.5?				X
<p>Discussion: The project area contains no such identified resources.</p> <p>Source: California Register of Historical Resources</p>				
5.c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
<p>Discussion: The project area contains no such identified features, and does not directly contribute to development, earth disturbance, or other actions that could impact such resources.</p> <p>Source: California Register of Historical Resources</p>				
5.d. Disturb any human remains, including those interred outside of formal cemeteries?				X
<p>Discussion: The project area includes no such identified remains, and does not directly contribute to development, earth disturbance, or other actions that could disturb human remains. Individual development projects occurring subsequent to the rezoning, should any occur, would continue to be required to evaluate the possibility of such disturbance.</p> <p>Source: Proposed NMU zoning regulations</p>				

6. GEOLOGY AND SOILS. Would the project:

	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
6.a. Expose people or structures to potential significant adverse effects, including the risk of loss, injury, or death involving the following, or create a situation that results in:				X
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other significant evidence of a known fault? <i>Note: Refer to Division of Mines and Geology Special Publication 42 and the County Geotechnical Hazards Synthesis Map.</i>				X
<p>Discussion: The proposed rezoning does not significantly alter the allowed intensity or density of development.</p> <p>Source: Proposed NMU zoning regulations.</p>				
ii. Strong seismic ground shaking?				X
<p>Discussion: The proposed rezoning does not significantly alter the allowed intensity or density of development.</p> <p>Source: Proposed NMU zoning regulations.</p>				
iii. Seismic-related ground failure, including liquefaction and differential settling?				X
<p>Discussion: The proposed rezoning does not significantly alter the allowed intensity or density of development.</p> <p>Source: Proposed NMU zoning regulations.</p>				
iv. Landslides?				X
<p>Discussion: The proposed rezoning does not significantly alter the allowed intensity or density of development, and is not located in an area of landslides.</p> <p>Source: Proposed NMU zoning regulations, County Geotechnical Hazards Synthesis Map</p>				
v. Coastal cliff/bluff instability or erosion? <i>Note to reader: This question is looking at instability under current conditions. Future, potential instability is looked at in Section 7</i>				X

<i>(Climate Change).</i>				
Discussion: The project area is not in a coastal area and contains no bluff or other features subject to erosion. Source: San Mateo County General Plan				
6.b.	Result in significant soil erosion or the loss of topsoil?			X
Discussion: The project area is entirely built out, and contains no areas subject to erosion. Source: San Mateo County General Plan, visual observation				
6.c.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, severe erosion, liquefaction or collapse?			X
Discussion: The project area is not located in an area of existing or potential instability. Source: USGS San Mateo County Hazard Mapping				
6.d.	Be located on expansive soil, as noted in the 2010 California Building Code, creating significant risks to life or property?			X
Discussion: The project is not located on expansive soil. Source: USGS, Geology of the Onshore Part of San Mateo County				
6.e.	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?			X
Discussion: The project area is entirely served by normal wastewater disposal systems. Source: North Fair Oaks Community Plan				

7. CLIMATE CHANGE. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>

7.a. Generate greenhouse gas (GHG) emissions (including methane), either directly or indirectly, that may have a significant impact on the environment?				X
<p>Discussion: The proposed rezoning does not significantly alter the allowed intensity or density of development</p> <p>Source: Proposed NMU zoning regulations</p>				
7.b. Conflict with an applicable plan (including a local climate action plan), policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X
<p>Discussion: The proposed rezoning is consistent with the County's Climate Action Plan.</p> <p>Source: Proposed NMU zoning, San Mateo County Climate Action Plan</p>				
7.c. Result in the loss of forestland or conversion of forestland to non-forest use, such that it would release significant amounts of GHG emissions, or significantly reduce GHG sequestering?				X
<p>Discussion: The area has no forestland.</p> <p>Source: See 4.h.</p>				
7.d. Expose new or existing structures and/or infrastructure (e.g., leach fields) to accelerated coastal cliff/bluff erosion due to rising sea levels?				X
<p>Discussion: The project area is not in a coastal area.</p> <p>Source: See 6.a.v.</p>				
7.e. Expose people or structures to a significant risk of loss, injury or death involving sea level rise?				X
<p>Discussion: The project area is built out, and the proposed rezoning does not introduce significant new density or new types of uses.</p> <p>Source: Proposed NMU zoning.</p>				
7.f. Place structures within an anticipated 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X

<p>Discussion: The project area is built out, and the proposed rezoning does not introduce significant new density or new types of uses.</p> <p>Source: Proposed NMU zoning.</p>					
7.g.	Place within an anticipated 100-year flood hazard area structures that would impede or redirect flood flows?				X
<p>Discussion: The project area is built out, and the proposed rezoning does not introduce significant new density or new types of uses.</p> <p>Source: Proposed NMU zoning.</p>					

<p>8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:</p>					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
8.a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials (e.g., pesticides, herbicides, other toxic substances, or radioactive material)?				X
<p>Discussion: The proposed rezoning does not introduce or allow any uses which would lead to such transport, use, or disposal.</p> <p>Source: Proposed NMU zoning.</p>					
8.b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
<p>Discussion: The project does not involve any hazardous materials, or introduce uses that involve such materials.</p> <p>Source: Proposed NMU zoning.</p>					
8.c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
<p>Discussion: The project does not involve any hazardous materials, or introduce uses that involve such materials.</p>					

Source: Proposed NMU zoning.					
8.d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X
Discussion: The project area does not include any such sites. Source: California Department of Toxic Substances Control					
8.e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area?				X
Discussion: The project is not within 2 miles of an airport. Source: San Mateo County Comprehensive Airport Land Use Plan					
8.f.	For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				X
Discussion: The project is not in the vicinity of a private airstrip. Source: San Mateo County Comprehensive Airport Land Use Plan					
8.g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
Discussion: The project does not interfere with any such plan. Source: San Mateo County Emergency Operations Plan					
8.h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
Discussion: There are no wildlands within or adjacent to the project area. Source: Cal-Fire, Fire Hazard Severity Zone Maps, San Mateo County					
8.i.	Place housing within an existing 100-year flood hazard area as mapped				X

on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				
<p>Discussion: The project area is built out, and the proposed rezoning does not introduce significant new density or new types of uses. The project area is also mapped as Zone X, an area of minimal flooding.</p> <p>Source: Proposed NMU zoning.</p>				
8.j. Place within an existing 100-year flood hazard area structures that would impede or redirect flood flows?				X
<p>Discussion: The project area is built out, and the proposed rezoning does not introduce significant new density or new types of uses. The project area is also mapped as Zone X, an area of minimal flooding.</p> <p>Source: Proposed NMU zoning.</p>				
8.k. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
<p>Discussion: The project area is not in the potential inundation area from any possible levee or dam failure.</p> <p>Source: San Mateo County General Plan, Cal OES Dam Safety Program</p>				
8.l. Inundation by seiche, tsunami, or mudflow?				X
<p>Discussion: The project area is not in such an inundation zone.</p> <p>Source: California Dept. of Conservation Tsunami Inundation Maps</p>				

9. HYDROLOGY AND WATER QUALITY. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
9.a. Violate any water quality standards or waste discharge requirements (consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g., heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash))?				X

<p>Discussion: The proposed rezoning does not violate such standards, and will introduce no uses that would violate such standards.</p> <p>Source: Proposed NMU zoning.</p>					
9.b.	Significantly deplete groundwater supplies or interfere significantly with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				X
<p>Discussion: The proposed rezoning does not rely on, and will not introduce uses that rely on wells.</p> <p>Source: Proposed NMU zoning.</p>					
9.c.	Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner that would result in significant erosion or siltation on- or off-site?				X
<p>Discussion: The project area is built out, and the proposed rezoning does not introduce significant new density or new types of uses. The drainage patterns of the area will not be altered, and no streams or rivers are in or adjacent to the project area.</p> <p>Source: Proposed NMU zoning, North Fair Oaks community Plan.</p>					
9.d.	Significantly alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or significantly increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?				X
<p>Discussion: The project area is built out, and the proposed rezoning does not introduce significant new density or new types of uses. The drainage patterns of the area will not be altered, and no streams or rivers are in or adjacent to the project area. The proposed rezoning continues to require that no new development result in an increase in surface runoff.</p> <p>Source: Proposed NMU zoning, North Fair Oaks community Plan.</p>					
9.e.	Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide significant additional sources of polluted runoff?				X

<p>Discussion: The project area is built out, and the proposed rezoning does not introduce significant new density or new types of uses. The proposed rezoning continues to require that no new development result in an increase in surface runoff.</p> <p>Source: Proposed NMU zoning, North Fair Oaks community Plan.</p>					
9.f.	Significantly degrade surface or ground-water water quality?				X
<p>Discussion: The proposed rezoning will not, and does not introduce uses, that will degrade surface or ground water quality.</p> <p>Source: Proposed NMU zoning, North Fair Oaks Community Plan.</p>					
9.g.	Result in increased impervious surfaces and associated increased runoff?				X
<p>Discussion: The project area is built out, and the proposed rezoning does not introduce significant new density or new types of uses. The proposed rezoning continues to require that no new development result in an increase in surface runoff.</p> <p>Source: Proposed NMU zoning, North Fair Oaks community Plan.</p>					

10. LAND USE AND PLANNING. Would the project:					
		<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
10.a.	Physically divide an established community?				X
<p>Discussion: The proposed rezoning does not divide an established community. The project area is built out.</p> <p>Source: Proposed NMU zoning, North Fair Oaks Community Plan</p>					
10.b.	Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
<p>Discussion: The proposed zoning is entirely consistent with the County General Plan, including the North Fair Oaks Community Plan.</p> <p>Source: North Fair Oaks Community Plan, San Mateo County General Plan</p>					
10.c.	Conflict with any applicable habitat				X

conservation plan or natural community conservation plan?				
<p>Discussion: The project area is not identified in any such plan.</p> <p>Source: San Mateo County General Plan, California Natural Community Conservation Planning Program</p>				
10.d. Result in the congregating of more than 50 people on a regular basis?				X
<p>Discussion: The proposed rezoning does not significantly alter the allowed intensity or density of development.</p> <p>Source: Proposed NMU zoning.</p>				
10.e. Result in the introduction of activities not currently found within the community?				X
<p>Discussion: The project area is built out, and the proposed rezoning does not introduce significant new density or new types of uses.</p> <p>Source: Proposed NMU zoning, San Mateo County Zoning Regulations, North Fair Oaks Community Plan</p>				
10.f. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?				X
<p>Discussion: There are no undeveloped areas within the project area, and the rezoning does not significantly increase the intensity or density of allowed development.</p> <p>Source: Proposed NMU Zoning</p>				
10.g. Create a significant new demand for housing?				X
<p>Discussion: The proposed rezoning does not significantly alter the allowed intensity or density of development, and will not generate new demand for housing.</p> <p>Source: Proposed NMU zoning.</p>				

11. MINERAL RESOURCES. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>

11.a. Result in the loss of availability of a known mineral resource that would be of value to the region or the residents of the State?				X
Discussion: There are no known mineral resources in the project area. Source: California Geological Survey				
11.b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
Discussion: There are no such recovery sites in the project area. Source: San Mateo County General Plan, North Fair Oaks Community Plan				

12. NOISE. Would the project result in:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
12.a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
Discussion: The project will not allow any uses that generate noise levels in excess of established standards. Source: San Mateo County Noise Ordinance				
12.b. Exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels?				X
Discussion: The proposed rezoning does not significantly alter the allowed intensity or density of development, and will not directly generate noise. Source: Proposed NMU zoning.				
12.c. A significant permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
Discussion: The proposed rezoning does not significantly alter the allowed intensity or density of				

development, and will not therefore raise ambient noise levels. Source: Proposed NMU Zoning				
12.d. A significant temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?				X
Discussion: The proposed rezoning does not significantly alter the allowed intensity or density of development, and will not therefore raise ambient noise levels. Source: Proposed NMU zoning				
12.e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure to people residing or working in the project area to excessive noise levels?				X
Discussion: The project area is not within 2 miles of a public or public use airport. Source: San Mateo County Airport Land Use Plan				
12.f. For a project within the vicinity of a private airstrip, exposure to people residing or working in the project area to excessive noise levels?				X
Discussion: The project is not in the vicinity of a private airstrip. Source: San Mateo County Airport Land Use Plan				

13. POPULATION AND HOUSING. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
13.a. Induce significant population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
Discussion: The rezoning does not include significant changes to the density or intensity of allowed development, and does not improve or modify infrastructure. Source: Proposed NMU zoning.				

13.b. Displace existing housing (including low- or moderate-income housing), in an area that is substantially deficient in housing, necessitating the construction of replacement housing elsewhere?				X
<p>Discussion: The project includes no such displacement.</p> <p>Source: Proposed NMU zoning.</p>				

<p>14. PUBLIC SERVICES. Would the project result in significant adverse physical impacts associated with the provision of new or physically altered government facilities, the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:</p>				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
14.a. Fire protection?				X
14.b. Police protection?				X
14.c. Schools?				X
14.d. Parks?				X
14.e. Other public facilities or utilities (e.g., hospitals, or electrical/natural gas supply systems)?				X
<p>Discussion: The rezoning does not significantly alter the density or intensity of allowed development.</p> <p>Source: Proposed NMU Zoning, San Mateo County Zoning Regulations</p>				

<p>15. RECREATION. Would the project:</p>				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
15.a. Increase the use of existing neighborhood or regional parks or other recreational facilities such that significant physical deterioration of the facility would occur or be accelerated?				X

Discussion: See 14.d.				
Source: See 14.d				
15.b. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
Discussion: The project includes no such facilities or requirements.				
Source: Proposed NMU zoning.				

16. TRANSPORTATION/TRAFFIC. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
16.a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including, but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				X
Discussion: The proposed rezoning does not significantly alter the allowed intensity or density of development, and will not impact the circulation system.				
Source: Proposed NMU zoning.				
16.b. Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways?				X
Discussion: The project is consistent with the County's adopted congestion management program.				
Source: San Mateo County Congestion Management Program, 2013.				
16.c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results				X

in significant safety risks?				
<p>Discussion: The project is not in the vicinity of an airport, and does not impact air traffic patterns.</p> <p>Source: San Mateo County Comprehensive Airport Land Use Plan</p>				
16.d. Significantly increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
<p>Discussion: The rezoning does not allow or introduce any such features or uses.</p> <p>Source: Proposed NMU Zoning, proposed revised Design Standards (Section 6565.18)</p>				
16.e. Result in inadequate emergency access?				X
<p>Discussion: The proposed rezoning does not significantly alter the allowed intensity or density of development, and does not impact any emergency access factors.</p> <p>Source: Proposed NMU Zoning.</p>				
16.f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X
<p>Discussion: The proposed rezoning is consistent with the County's adopted bicycle and pedestrian plan, with the relevant public transit plans, and with the pedestrian, bicycle, and transit planning incorporated in the NFO Community Plan. The rezoning does not adversely impact pedestrian, bicycle, or public transit.</p> <p>Source: San Mateo County Comprehensive Bicycle and Pedestrian Plan, SamTrans Service Plan, North Fair Oaks Community Plan</p>				
16.g. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?				X
<p>Discussion: The proposed rezoning does not significantly alter the allowed intensity or density of development.</p> <p>Source: Proposed NMU Zoning</p>				
16.h. Result in inadequate parking capacity?				X
<p>Discussion: The proposed rezoning includes adequate parking to supply the uses contemplated in the rezoned area.</p> <p>Source: Proposed NMU zoning, North Fair Oaks Community Plan</p>				

17. UTILITIES AND SERVICE SYSTEMS. Would the project:				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
17.a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
<p>Discussion: The proposed rezoning does not significantly alter the allowed intensity or density of development, and will not directly generate any wastewater.</p> <p>Source: Proposed NMU Zoning</p>				
17.b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
<p>Discussion: The proposed rezoning does not significantly alter the allowed intensity or density of development.</p> <p>Source: Proposed NMU Zoning.</p>				
17.c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
<p>Discussion: The proposed rezoning does not significantly alter the allowed intensity or density of development, and will not require new facilities.</p> <p>Source: Proposed NMU Zoning.</p>				
17.d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
<p>Discussion: The rezoning does not significantly alter the intensity or density of allowed development.</p> <p>Source: Proposed NMU Zoning.</p>				
17.e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				X

<p>Discussion: The proposed rezoning does not significantly alter the allowed intensity or density of development, and will not directly impact facility or utility capacity.</p> <p>Source: Proposed NMU Zoning.</p>					
17.f.	Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
<p>Discussion: The proposed rezoning does not significantly alter the allowed intensity or density of development, and will not directly impact facility or utility capacity.</p> <p>Source: Proposed NMU Zoning.</p>					
17.g.	Comply with Federal, State, and local statutes and regulations related to solid waste?				X
<p>Discussion: The project is a rezoning, and there are no directly relevant statutes. All development occurring under the proposed rezoning will be required to comply with all relevant statutes.</p> <p>Source: Proposed NMU Zoning</p>					
17.h.	Be sited, oriented, and/or designed to minimize energy consumption, including transportation energy; incorporate water conservation and solid waste reduction measures; and incorporate solar or other alternative energy sources?				X
<p>Discussion: The project is a rezoning, and does not directly include any specific development.</p> <p>Source: Proposed NMU Zoning.</p>					
17.i.	Generate any demands that will cause a public facility or utility to reach or exceed its capacity?				X
<p>Discussion: The proposed rezoning does not significantly alter the allowed intensity or density of development, and will not directly impact facility or utility capacity.</p> <p>Source: Proposed NMU Zoning.</p>					

18. MANDATORY FINDINGS OF SIGNIFICANCE.				
	<i>Potentially Significant Impacts</i>	<i>Significant Unless Mitigated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
18.a. Does the project have the potential to degrade the quality of the environment, significantly reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?				X
<p>Discussion: As discussed above, the project area does not contain and is not in proximity to any fish or wildlife habitat, and contains no examples or sites of California history or prehistory.</p> <p>Source: See Sections 4 and 5, above.</p>				
18.b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)				X
<p>Discussion: The project does not have such cumulative impacts.</p> <p>Source: Proposed NMU zoning, North Fair Oaks Community Plan, San Mateo County Planning and Building Permit Database</p>				
18.c. Does the project have environmental effects which will cause significant adverse effects on human beings, either directly or indirectly?				X
<p>Discussion: The project has not such effects.</p> <p>Source: See sources listed above.</p>				

RESPONSIBLE AGENCIES. Check what agency has permit authority or other approval for the project.

AGENCY	YES	NO	TYPE OF APPROVAL
U.S. Army Corps of Engineers (CE)		X	
State Water Resources Control Board		X	
Regional Water Quality Control Board		X	
State Department of Public Health		X	
San Francisco Bay Conservation and Development Commission (BCDC)		X	
U.S. Environmental Protection Agency (EPA)		X	
County Airport Land Use Commission (ALUC)		X	
CalTrans		X	
Bay Area Air Quality Management District		X	
U.S. Fish and Wildlife Service		X	
Coastal Commission		X	
City		X	
Sewer/Water District:		X	
Other:		X	

MITIGATION MEASURES		
	<u>Yes</u>	<u>No</u>
Mitigation measures have been proposed in project application.		X
Other mitigation measures are needed.		X
The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:		

DETERMINATION (to be completed by the Lead Agency).

On the basis of this initial evaluation:

 X I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Planning Department.

I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because of the mitigation measures in the discussion have been included as part of the proposed project. A NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

9/17/15

Date

(Signature)

Planner III

(Title)

Initial Study Checklist 10.17.2013.docx

Attachment F

COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

NOTICE OF INTENT TO ADOPT NEGATIVE DECLARATION

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et seq.), that the following project: Neighborhood Mixed Use Zoning Amendment, North Fair Oaks, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN2015-00358

OWNER: N/A

APPLICANT: San Mateo County Planning and Building Department

ASSESSOR'S PARCEL NO.: N/A - various

LOCATION: Unincorporated North Fair Oaks, Middlefield Road between 1st Avenue and 8th Avenue

PROJECT DESCRIPTION

The Neighborhood Mixed Use Zoning Amendment is a zoning text and map amendment 1) replacing the existing C-1/NFO zoning along Middlefield with a new Neighborhood Mixed Use (NMU) zoning designation and 2) making minor modifications to the Design Review regulations that apply to this section of Middlefield Road. The area proposed for rezoning extends primarily one parcel deep along both sides of Middlefield Road from 1st Avenue to 8th Avenue, with a somewhat larger portion extending to the southwest of Middlefield at 6th Avenue and Semicircular. The portion of Middlefield Rd. from 1st Ave. to 8th Ave. is currently zoned Neighborhood Business/North Fair Oaks (C-1/NFO), a zoning designation that allows a moderate-intensity mix of commercial and residential uses, with some industrial and institutional uses also allowed. The proposed Neighborhood Mixed Use zoning will replace this zoning, and will implement the modified land use categories included in the North Fair Oaks Community Plan. The NFO Plan's vision for Middlefield Rd. from 1st Ave. to 8th Ave. is a "medium-density mix of locally-oriented uses including commercial, residential and public uses to serve the daily needs of both residents and visitors to the area." This accurately describes the bulk of the uses already established on this section of Middlefield, and the uses allowed by current zoning. The Plan does not call for dramatic change to the character of the street, but seeks to enhance its appeal as a pedestrian-friendly shopping area featuring small to medium scale shops, restaurants, and offices catering to the local neighborhood. To increase housing opportunities, the Plan also aims to facilitate the development of residential uses in mixed use developments. The standards included in the new zoning are consistent with those incorporated in the Plan, consistent with the community's expressed preferences for Middlefield Road, and will help maintain and enhance Middlefield's character as a mixed-use destination while increasing the safety and aesthetics of the street for all users. Because the vision for this portion of Middlefield is not dramatically different from the existing uses or the existing zoning, the new zoning also incorporates the majority of the prior regulations. Similarly, the changes to the relevant design standards, Section 6565.18, are primarily minor edits for consistency with Chapter 7 of the Community Plan, "Design Standards and Guidelines." Because the existing design standards in

Section 6565.18 are mainly consistent with the Community Plan, the proposed amendments do not significantly alter these standards.

Key changes in the new NMU zoning regulations include:

1. New Land Uses. The new zoning permits a number of new land uses, primarily with use permits. These include farmers markets and small exercise facilities.
2. Mixed Use Development. Residential mixed-use development, currently allowed only with a use permit, will be allowed without any special permit.
3. Height. The maximum allowed building height is increased from 36 to 40 feet.
4. New Permit Requirements. The new zoning more closely regulates uses with the potential to adversely affect adjacent development, including bars and liquor stores.
5. Parking. The new zoning modifies parking requirements for some uses, and adds provisions for shared and offsite parking.
6. Uses Disallowed. A number of uses currently allowed will no longer be allowed, including industrial cleaning establishments and motor vehicle-serving uses.

The Initial Study, map of the area proposed for rezoning, full text of the proposed zoning amendment and modified design standards are available here: <https://planning.smcgov.org/nfo-zoning-update>.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

The Current Planning Section has reviewed the initial study for the project and, based upon substantial evidence in the record, finds that:

1. The project will not adversely affect water or air quality or increase noise levels substantially.
2. The project will not have adverse impacts on the flora or fauna of the area.
3. The project will not degrade the aesthetic quality of the area.
4. The project will not have adverse impacts on traffic or land use.
5. In addition, the project will not:
 - a. Create impacts which have the potential to degrade the quality of the environment.
 - b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.
 - c. Create impacts for a project which are individually limited, but cumulatively considerable.
 - d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

The County of San Mateo has, therefore, determined that the environmental impact of the project is insignificant.

MITIGATION MEASURES included in the project to avoid potentially significant effects:

None

RESPONSIBLE AGENCY CONSULTATION

N/A

INITIAL STUDY

The San Mateo County Current Planning Section has reviewed the Environmental Evaluation of this project and has found that the probable environmental impacts are insignificant. A copy of the initial study is attached.

REVIEW PERIOD: September 25, 2015 – October 19, 2015

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, no later than **5:00 p.m., October 19, 2015.**

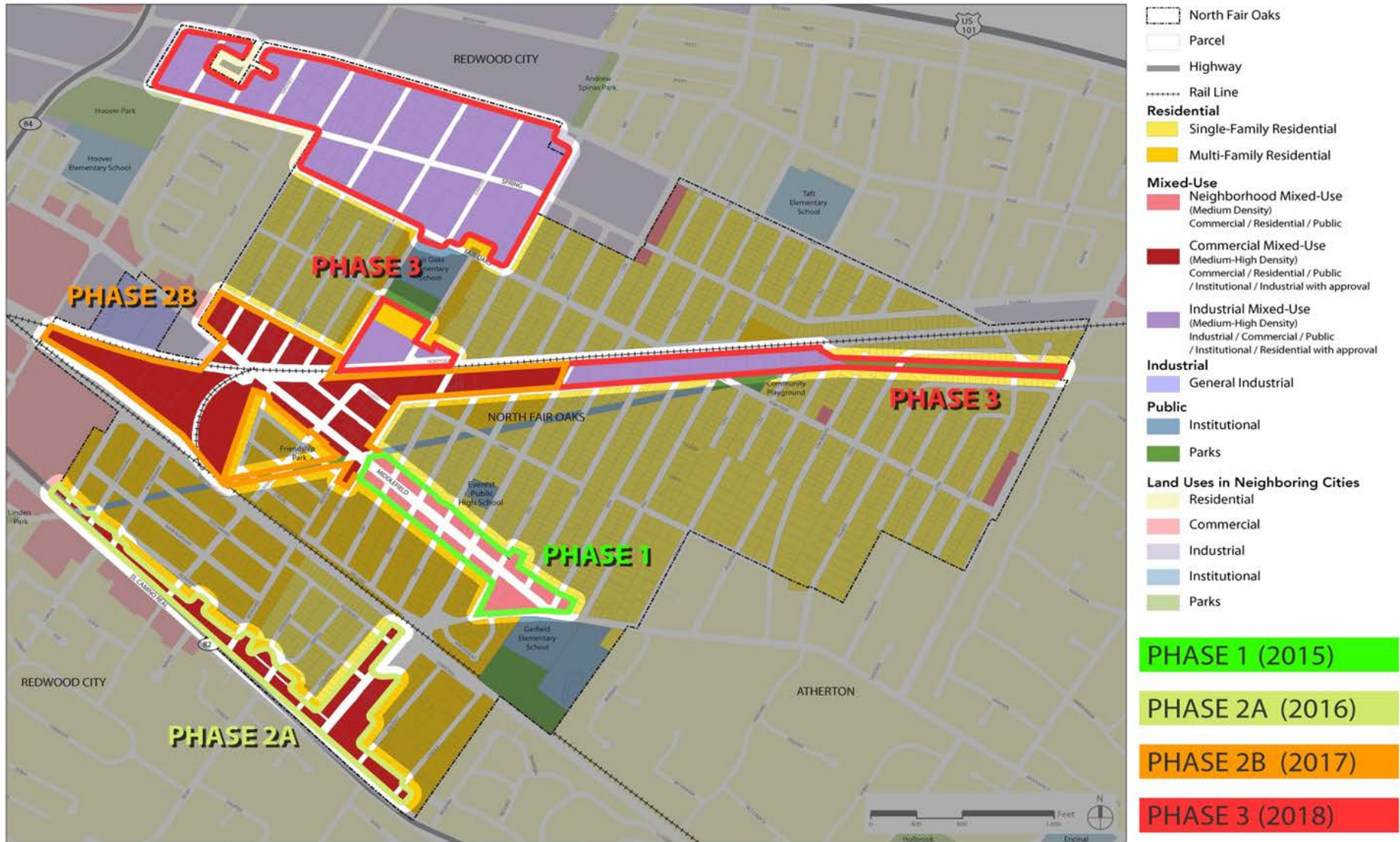
CONTACT PERSON

William Gibson
Project Planner, 650/363-1816
wgibson@smcgov.org

William Gibson, Project Planner

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(2/2015)

Attachment G: Rezoning Phases



Attachment H: Changes to Middlefield DR

SECTION 6565.18. STANDARDS FOR THE DESIGN OF COMMERCIAL STRUCTURES ON MIDDLEFIELD ROAD IN NORTH FAIR OAKS. The following design standards shall apply to parcels along Middlefield Road (areas zoned ~~C-1/NFO~~ and ~~C-2/NFONMU~~) in North Fair Oaks.

These standards are intended to be used in combination with the Design Standards and Guidelines described in Chapter 7 of the North Fair Oaks Community Plan, with particular emphasis on Section 7.2, Design of the Private Realm. Chapter 7 provides a comprehensive set of guidelines for overall community design in North Fair Oaks, as well as design templates and examples for reference.

A. Site Planning

1. Locate development on a parcel so that: (1) commercial uses abut the front property line, with the exception of recessed entryways, and directly face the street, (2) pedestrians have direct access to retail uses from the street, and (3) storage areas are located toward the rear of the parcel ~~(see Figure 1).~~
2. Perpetuate the existing pattern of small scale commercial development by requiring 25-foot or 50-foot wide building or storefronts within larger buildings which face the street ~~(see Figure 2).~~
3. On corner parcels, locate development on both property lines; however, encourage the corner to be recessed up to a maximum of six (6) feet from the front and side property lines in order to create: (1) pedestrian plazas, (2) increased site distances, (3) prominent building entrances, and (4) more architecturally-interesting buildings ~~(see Figure 3).~~

B. Mixed-Use Development

Encourage mixed-use development with commercial uses on the ground level and offices and/or residences on upper levels ~~(see Figure 4).~~

C. Architectural Styles

Encourage architecture that strongly enhances the overall appearance and downtown character of the street ~~and allow, while allowing~~ varying architectural styles. Encourage continuity of bulk and scale in buildings, and harmony in the rhythm of building frontages and facades.

D. Building Scale and Height

Harmonize building scale and height of commercial buildings with any adjacent residential buildings ~~(see Figure 5).~~ on the same street frontage.

E. Building Facades

1. Design building facades with doors, windows, walls, and/or other elements that proportionately fit together and are humanly scaled in order to create a harmonious composition where no one element dominates or overwhelms another.
2. Encourage the use of door and window canopies and awnings ~~(see Figure 6).~~
3. Encourage recessed entryways ~~(see Figure 7).~~
4. Require that transparent windows which are seen by pedestrians be at least sixty (60) percent of the length of the building facade facing the street.
5. Prohibit opaque or reflective window tints and glazes.
6. Require all ground floor commercial uses to have non-reflective glass windows fronting onto sidewalks. When windows face southwest and west, they should be framed with protruding vertical and/or horizontal elements such as lintels, sills, and awnings to provide adequate protection from glare.
7. Encourage the use of special architectural features on corner building, including corner entries at ground level and projecting windows, towers, turrets, and cupolas on the corners of upper levels ~~(see Figure 8).~~

F. Materials and Colors

Use building materials and colors that are compatible with the design of the building and enhance surrounding development. Minimize the use of materials and colors that are highly contrasting and reflective.

1. Use building materials of durable quality.
2. Use exterior building materials that are in harmony with the surrounding neighborhood and enhance the building style, e.g., red brick or other masonry, painted or stained wood, or textured painted stucco surfacing materials. Prohibit the use of unfinished cinder or cement block or corrugated metal siding when visible from a public street or residential use ~~(see Figure 9).~~
3. Minimize ~~Coordinate and harmonize~~ the use of colors ~~that, and discourage colorsthat~~ are ~~brilliant, deep,~~ highly contrasting and reflective ~~(e.g.: pink, orange, blue, purple) by allowing them: (1) for only design and/ or accent purposes, and (2) to cover no more than twenty-five (25) percentthat conflict with the character and color of any one exterior side of a building. adjacent buildings.~~

G. Off-Street Parking

1. Where possible, locate off-street parking at the rear of the parcel and behind buildings ~~(see Figure 10).~~
2. Screen off-street parking when visible from a public street or residential use ~~(see Figure 11).~~
3. Encourage the use of common driveways providing access to more than one parcel ~~(see Figure 11).~~

H. Signs

- ~~1.~~ 1. Limit the number, location, size, design, lighting, materials, and colors of signs so that they are compatible with the building style ~~(see Figure 12).~~
- ~~2.~~ 2. Require the content and design of signs, illustrations, and murals painted on exterior building walls to be compatible with the building and the surrounding environment.
3. In the case of illustrations and murals, encourage the use of local artists in creation of the illustration or mural.

I. Landscaping

Encourage the growing of:

1. Vines on walls and trellises; and
2. Flowers and ornamental trees in planter boxes or pots, to enhance the appearance of blank walls when visible from a public street or residential use ~~(see Figures 13 and 14).~~

J. Lighting

Require exterior lighting fixtures, standards, and all exposed accessory lighting to be compatible with building design ~~(see Figure 15).~~

K. Utilities

Install new distribution lines underground.

L. Mechanical Equipment.

Require mechanical equipment to be screened with parapets or the roof form. Encourage roofs that are integral to the structure of the building and the design of the façade, rather than ornamental.