

ORDINANCE NO. 2010-9

RECLASSIFYING PROPERTY ON SOUTH AMPHLETT BLVD. FROM
C4-1 (SERVICE COMMERCIAL) AND R2 (TWO FAMILY DWELLINGS)
TO C3-2 (REGIONAL COMMUNITY COMMERCIAL) AND AMENDING
THE CITY'S ZONING MAP TO REFLECT THE RECLASSIFICATION
(THE SAN MATEO TIMES SITE)

WHEREAS, the Planning Commission has recommended approval of the San Mateo Times Redevelopment project (the "Project"); and

WHEREAS, the majority of the site for the Project is zoned Service Commercial; however, Measure P prohibits residential uses in Service Commercial designations.

WHEREAS, the intent of Measure P is to retain convenient commercial services for residents; and

WHEREAS, During study sessions and public hearings with the City Council and Planning Commission for the 2010 General Plan Update, the project site was identified as an exception to this rule; and

WHEREAS, instead of service commercial, redevelopment of the project site with a mix of residential and commercial uses was a preferred alternative due to the unique nature of this large 3.5 acre parcel which shares frontage with the residential areas of the Sunnybrae neighborhood; and

WHEREAS, the proposed development implements the vision expressed by the City Council and Planning Commission for this site including a mix of residential and commercial uses that are compatible with the existing residential neighborhood; however, it requires that the Zoning and General Plan be amended; and

WHEREAS, in order to allow residential uses, the project site shall be rezoned from Service Commercial (C4-1) & Two Family Dwelling (R2) to Regional Community Commercial (C3-2) and the General Plan Land Use designation shall be amended from Service Commercial to Regional Community Commercial; and

WHEREAS, the Planning Commission examined the environmental effects of the rezoning in an initial study that was prepared and circulated for public review pursuant to the California Environmental Quality Act (CEQA), and the Planning Commission recommended adoption of a mitigated negative declaration on May 11, 2010; and

WHEREAS, the City of San Mateo, in accordance with California Government Code Section 65350 et. seq., and Section 65450, et. seq., through its Planning Commission has held a public hearing pursuant to the notice required by law for the adoption of the zoning code amendments, at which hearing the Commission received and considered written and oral evidence; and

WHEREAS, the Planning Commission recommended adoption of this zoning amendment; and

WHEREAS, Municipal Code section 27.82.010 provides the locations and boundaries of zoning districts which are shown on Zoning Maps on file in the office of the City Clerk; and

WHEREAS, the City Council of the City of San Mateo has held a public hearing pursuant to the notice required by law for the adoption of the zoning code amendment at which hearing the Council received and considered written and oral evidence;

NOW, THEREFORE, THE SAN MATEO CITY COUNCIL ORDAINS that:

Section 1. The property at 1080 South Amphlett Boulevard (APN 035-023-220) is reclassified from C4-1 and R-2 zoning to C3-2 zoning.

Section 2. The City's Zoning Map, referenced in Chapter 27.18 of the San Mateo Municipal Code, shall be revised to reflect the subject reclassification, as shown in Exhibit E.

Section 2. CEQA. In accordance with Public Resources Code section 21064.5(c)(2), a mitigated negative declaration has been approved for this Project.

Section 3. EFFECTIVE DATE. This Ordinance shall take effect 30 days after the date of adoption.

Section 4. PUBLICATION. This Ordinance shall be published in summary in the Examiner Peninsula Edition, posted in the City Clerk's Office, and posted on the City's website, all in accord with Section 2.15 of the Charter .and shall be effective 30 days after the date of adoption.

I hereby certify this to be a correct copy of Ordinance 2010-9 of the City of San Mateo, California, introduced on June 7, 2010 and adopted on June 21, 2010, by the following vote of the Council:

AYES: Council Members LIM, MATTHEWS, GROTTI, ROSS and LEE

NOES: NONE

ABSENT: NONE

(SEAL) /s/ NORMA GOMEZ, City Clerk