

BEFORE THE COUNCIL OF THE CITY OF SAN MATEO IN THE  
COUNCIL CHAMBERS, 330 WEST 20TH AVENUE

ORDINANCE INTRODUCED: April 18th, 2011  
ORDINANCE ADOPTION TO BE CONSIDERED AT 7 P.M. May 2nd, 2011

ORDINANCE NO. 2011 -5

AMENDING TITLE 27, THE "ZONING CODE,"  
OF THE SAN MATEO MUNICIPAL CODE BY AMENDING CHAPTER 27.30,  
"C1 DISTRICTS-NEIGHBORHOOD COMMERCIAL," CHAPTER 27.32, "C2 DISTRICTS-  
REGIONAL/COMMUNITY COMMERCIAL," CHAPTER 27.60, "SPECIAL DISTRICTS,  
CHAPTER 27.61, "SC DISTRICTS-SENIOR CITIZEN OVERLAY DISTRICT-SPECIAL USE  
PERMITS," AND CHAPTER 27.64, "OFF-STREET PARKING AND LOADING," AND  
ADDING CHAPTER 27.92, "HILLSDALE STATION AREA PLAN"

WHEREAS, in the mid 1990s the City began planning efforts to establish a foundation  
for encouraging and guiding Transit-Oriented Development (TOD) and adopted several related  
planning documents; and

WHEREAS, in 2008, the City received approval of a \$400,000 FOCUS Station Area  
Planning Grant to prepare the Hillsdale Station Area Plan (the "Plan") from the Metropolitan  
Transportation Commission (MTC) in partnership with the Association of Bay Area  
Governments (ABAG); and

WHEREAS, the Station Area has been designated a Priority Development Area by the  
City of San Mateo, as part of another regional program providing support for infill development;  
and

WHEREAS, the Plan is established to assure that the area surrounding the Hillsdale  
Caltrain station is developed to support travel via transit, walking, and bicycling, through mixed-  
use and other transit-oriented forms of development around a relocated Hillsdale Caltrain station,  
resulting in convenient access to the relocated station for residents and visitors; and

WHEREAS, in order to implement portions of the Plan and ensure consistency between  
the Plan and the City's Municipal Code, it is necessary to amend the Zoning Code (Title 27 of  
the San Mateo Municipal Code); and

WHEREAS, the Zoning Code sets forth current development standards and procedures  
that implement Federal and State law, the City of San Mateo General Plan, and City policy and  
procedures; and

WHEREAS, in accordance with California Government Code Section 65350 et. seq., and  
Section 65450, et. seq. the Planning Commission held a public hearing, pursuant to the notice

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required by law for the amendment of the Zoning Code, at which hearing the Commission received and considered written and oral evidence; and

WHEREAS, the Planning Commission recommends that the City Council adopt an ordinance to amend the City's Zoning Code; 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 San Mateo City Council held a public hearing on April 18, 2011, at which hearing the Council received and considered written and oral evidence;

NOW, THEREFORE, THE SAN MATEO CITY COUNCIL ORDAINS THAT Title 27, the "Zoning Code," of the San Mateo Municipal Code shall be amended as follows:

**Section 1.** Section 27.30.010, "Permitted Uses," Chapter 27.30, "C1 Districts—Neighborhood Commercial," of the San Mateo Municipal Code is amended to read:

**27.30.010 PERMITTED USES.** The following uses are permitted provided that the use limitations contained in Section 27.30.025, "Permitted And Special Uses – Twenty-Fifth Avenue Improvement Area," shall apply to properties in the Twenty-Fifth Avenue Improvement Area and the use limitations contained in Section 27.30.027, "Permitted and Special Uses – Hillsdale Station Area Plan Active Zone," shall apply to properties in the Hillsdale Station Area Plan Active Zone:

[Subsections (a) through (v) of Section 27.30.010 remain unchanged.]

**Section 2.** Section 27.30.020, "Special Uses," of Chapter 27.30, "C1 Districts – Neighborhood Commercial," of the San Mateo Municipal Code is amended to read:

**27.30.020 SPECIAL USES.** The following uses may also be permitted subject to approval of a special use permit, provided that the use limitations contained in Section 27.30.025, "Permitted and Special Uses – Twenty-Fifth Avenue Improvement Area," shall apply to properties in the Twenty-Fifth Avenue improvement Area and the use limitations contained in Section 27.30.027, "Permitted and Special Uses – Hillsdale Station Area Plan Active Zone," shall apply to properties in the Hillsdale Station Area Plan Active Zone:

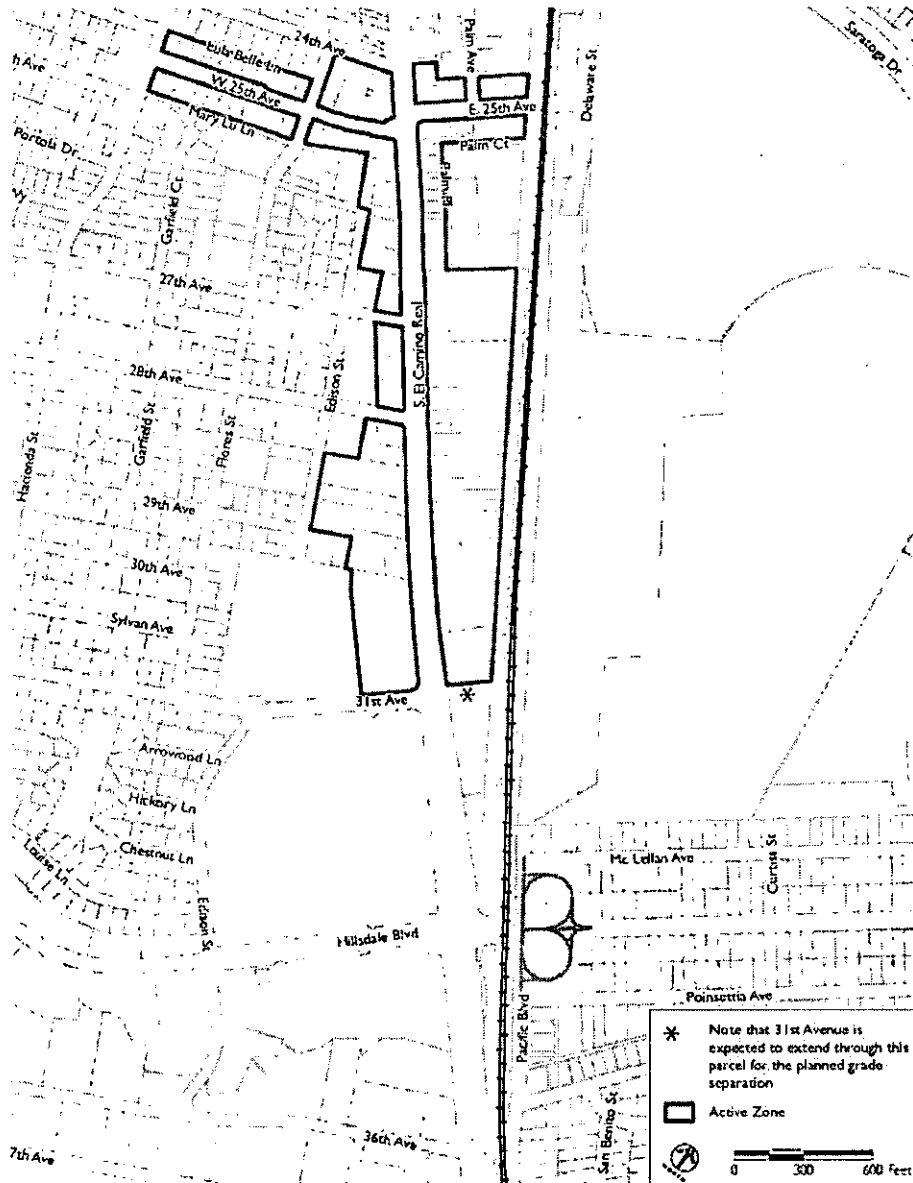
[Subsections (a) through (q) of section 27.30.020 remain unchanged.]

**Section 3.** Section 27.30.027, "Permitted and Special Uses – Hillsdale Station Area Plan Active Zone," is added to Chapter 27.30, "C1 Districts – Neighborhood Commercial," of the San Mateo Municipal to read:

**Section 27.30.027 PERMITTED AND SPECIAL USES – HILLSDALE STATION AREA PLAN ACTIVE ZONE.** All permitted uses set forth in Section 27.30.010 and special uses set forth in 27.30.020 shall be permitted in the Hillsdale Station Area Plan Active Zone, as shown on the map below, except that ground floor

residential uses are not permitted in the portion of parcels that face onto 25<sup>th</sup> Avenue or in the first 30 feet of depth of a building facing El Camino Real, with the following exceptions:

- (a) Affordable housing: Projects that are 100% affordable to very low, low, or moderate income households, or designated as 100% for senior households, as defined in Section 27.16.060, "Density Bonus."
- (b) Ancillary uses: Residential entryways, lobbies, and other ancillary uses related to residential uses, so long as they are not the primary use of the ground floor facing El Camino Real.
- (c) Large parcels: For parcels with more than 300 feet of frontage along El Camino Real, a minimum of 50% of the parcel frontage (measured in linear feet) must meet this requirement.



**Section 4.** Subsection (n) of Section 27.32.010, "Permitted Uses," of Chapter 27.32, "C2 Districts – Regional/Community Commercial," of the San Mateo Municipal Code, is amended to read:

(n) Residential units, only on parcels designated with a Q5 overlay classification or a residential overlay district classification, subject to R4 district "Minimum Development Standards" in Section 27.24.040 and affordable housing requirements as adopted by City Council resolution, except as otherwise specified in Chapter 27.29; however, secondary units are prohibited;

**Section 5.** Subsection (e)(2) of Section 27.60.180, "Qualified (Q) Overlay Zoning Districts," of Chapter 27.60, "Special Districts," of the San Mateo Municipal Code, is amended to read:

(2) When 75% or more demolition and/or expansion and/or redevelopment of structures (including parking structures) occurs in Sub-Area A or Sub-Area B or Sub-Area C or Sub-Area D, a comprehensive Master Plan for such Sub-Area(s) which is consistent with the El Camino Real Master Plan and Hillsdale Station Area Plan is required. The development will be required to meet the findings in Section 27.60.160(e)(1)(i-v) in addition to findings in Section 27.08.030(a)(1-5).

**Section 6.** Section 27.61.020, "Lands Subject to SC Overlay Classification," of Chapter 27.61, "SC Districts – Senior Citizen Overlay District – Special Use Permits," of the San Mateo Municipal Code, is amended to read:

**Section 27.61.020 LANDS SUBJECT TO SC OVERLAY CLASSIFICATION.**  
The SC overlay classification may be superimposed only on these lands classified as R3, R4, R4-D, R5, R5-D, and R6-D, C (including CBD), E or TOD.

**Section 7.** Subsection (d), "HILLSDALE STATION AREA," is added to Section 27.64.100, "Parking Assessment and Special Districts, of the San Mateo Municipal Code, to read

(d) HILLSDALE STATION AREA. Where a parcel of real property is located Within the Hillsdale Station Area Plan boundary, off-street parking is subject to the Station Area Parking Requirements listed in the Plan. In addition, all new development on such properties must prepare a Trip Reduction and Parking Management Plan as detailed in the Hillsdale Station Area Plan, including but not limited to Table 6-1, Station Area Parking Requirements.

**Section 8.** Chapter 27.92, "Hillsdale Station Area Plan," is added to Title 27, the Zoning Code, of the San Mateo Municipal Code, to read:

## **Chapter 27.92**

### **Hillsdale Station Area Plan**

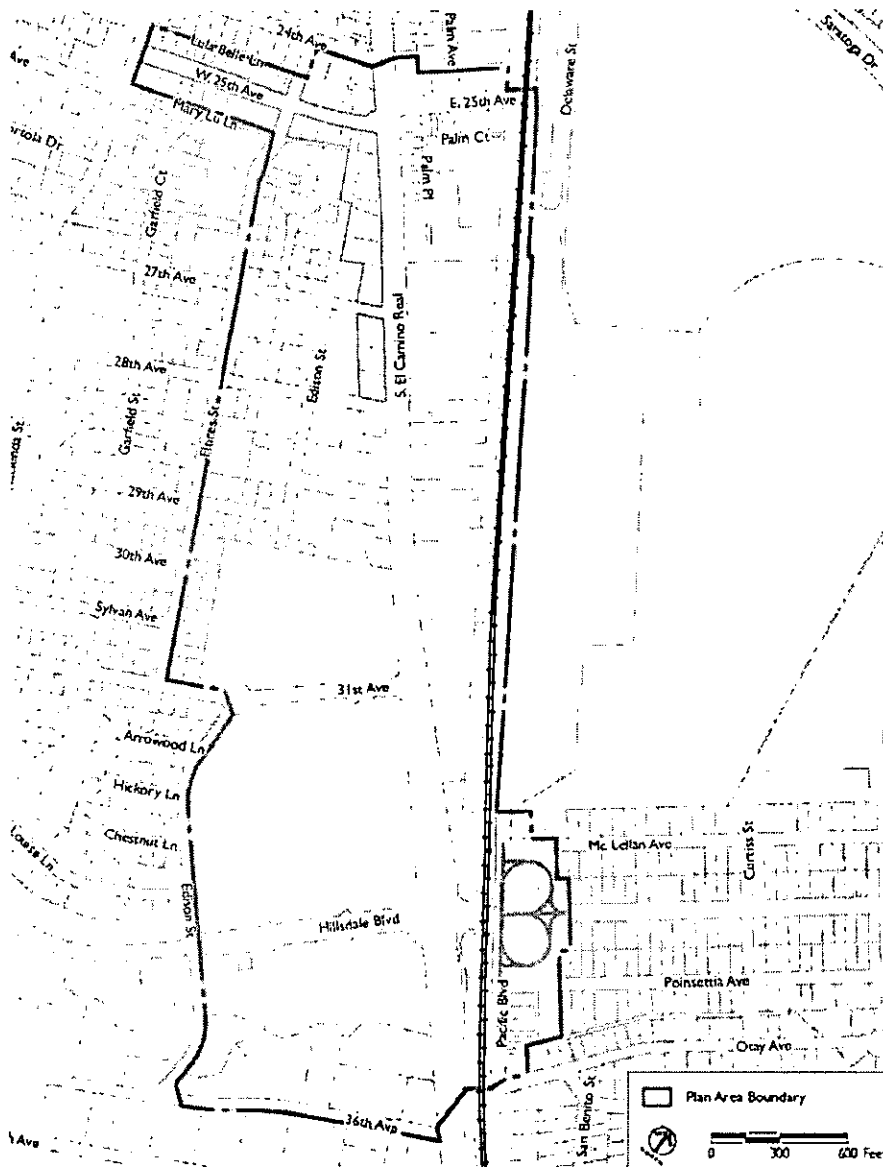
**Sections:**

**27.92.010 Purpose.**  
**27.92.020 Permitted uses.**

- 27.92.030 Special uses.
- 27.92.040 Conditions of use.
- 27.92.050 Relationship to other laws.

**27.92.010 PU RPOSE.** The Hillsdale Station Area Plan is established to assure that the area surrounding the Hillsdale Caltrain station is developed to support travel via transit, walking, and bicycling, through mixed-use and other transit-oriented forms of development around a relocated Hillsdale Caltrain station, resulting in convenient access to the relocated station for residents and visitors.

**27.92.020 BOUNDARIES.** The Hillsdale Station Area Plan boundaries are as shown on the map below:



**27.92.020 PERMITTED USES.** Permitted uses in the Hillsdale Station Area are as detailed in the applicable zoning district of the San Mateo City Zoning Code.

**27.92.030 SPECIAL USES.** Those uses specified as special uses in the San Mateo City Zoning Code may be permitted subject to approval of a special use permit by the Planning Commission.

**27.92.040 CONDITIONS OF USE.** All uses in the Hillsdale Station Area are subject to the conditions of use specified in the Hillsdale Station Area Plan, including but not limited to, off-street parking and loading, setbacks, development guidelines, and streetscape standards.

**27.92.050 RELATIONSHIP TO OTHER LAWS.** The requirements of the San Mateo City Zoning Code, including the development standards and conditions of use of general application throughout the City, shall govern the development, use, and operation of property within the Hillsdale Station Area, except as otherwise expressly provided in the Hillsdale Station Area Plan. All terms not otherwise defined in the Hillsdale Station Area Plan shall have the meaning set forth in the San Mateo City Zoning Code. Notwithstanding Section 27.02.040 (or any other provision of the San Mateo City Zoning Code), in the event of a conflict between the terms, conditions, requirements, or policies of the Hillsdale Station Area Plan and the San Mateo City Zoning Code, the Hillsdale Station Area Plan shall govern.

**Section 9. CEQA.** In accordance with Public Resources Code section 21064.5(c)(2), a mitigated negative declaration has been approved for this Project.

**Section 10. EFFECTIVE DATE.** This Ordinance shall take effect 30 days after the date of adoption.

**Section 11. 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.

ATTEST:

  
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NORMA GOMEZ, CITY CLERK

  
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JACK MATTHEWS, MAYOR

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Ordinance No. 2011-5 introduced on April 18, 2011 and adopted on May 2, 2011 by the City Council of the City of San Mateo, California, at a regular meeting held on May 2, 2011, by the following vote of the Council:

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

NOES: NONE

ABSENT: NONE

(SEAL) /s/ NORMA GOMEZ, City Clerk