

**CITY OF SAN MATEO
ORDINANCE NO. 2018-7**

**AMENDING THE ZONING MAP OF THE CITY OF SAN MATEO TO REZONE
THE SITE AT 2940 SOUTH NORFOLK STREET FROM
C1-1 (NEIGHBORHOOD COMMERCIAL) TO
C2-1 (REGIONAL/COMMUNITY COMMERCIAL)**

The Council of the City of San Mateo, California, ordains as follows:

Council Findings. At a duly noticed public hearing on August 20, 2018, the City Council reviewed and considered the staff reports dated July 24, 2018, and August 20, 2018, and attachments thereto, the environmental Mitigated Negative Declaration, staff and public comments, if any, and hereby finds and determines as follows:

- (a) Mitigated Negative Declaration. The City Council finds and determines that the Mitigated Negative Declaration is appropriate for the proposed project, according to CEQA Guidelines section 15070, Decision to Prepare a Mitigated Declaration, wherein "...there is no substantial evidence in light of the whole record that the project, as revised by incorporation of the mitigation measures, may have a significant effect on the environment..." Approval of the Mitigated Negative Declaration reflects the independent judgment of the City of San Mateo City Council.
- (b) Conformance with General Plan. The City Council finds and determines that the proposed zoning to Regional/Community Commercial is in conformance with the Regional/Community Commercial land use designation of the General Plan of the City of San Mateo, because the Regional/Community Zoning District provides hotels as a permitted use that is consistent with the permitted land use of the General Plan Regional/Community Commercial designation.
- (c) Intent of the Zoning Code. The project conforms to the purposes of the C2-1 (Regional/Community Commercial) district in that the district provides for development of land for hotel as a permitted use.

Section 1. ZONING MAP. The Zoning Map of the City of San Mateo is hereby amended to indicate as follows: the property generally known as Parcel 1 (APN: 040-161-110) as depicted in Exhibit A, attached hereto, shall be reclassified from C1-1 (Neighborhood Commercial) Zoning District to C2-1 (Regional/Community Commercial) Zoning District and the Zoning Map shall be amended to reflect this reclassification.

Section 2. SEVERABILITY. If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the other remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, sentence, clause or phrase be declared unconstitutional.

Section 3. PUBLICATION. In accordance with City Charter Section 2.15, this Ordinance shall be published once in a newspaper of general circulation before becoming effective.

Section 4. EFFECTIVE DATE. This Ordinance was introduced on August 20, 2018, adopted on September 4, 2018 and shall take effect 30 days after adoption.

The foregoing ordinance was adopted by the City Council of the City of San Mateo, State of California by the following vote:

AYES: Council Members Bonilla, Papan, Goethals and Rodriguez
NOES: None
ABSENT: Freschet

ATTEST:



Patrice M. Olds, City Clerk



Rick Bonilla, Mayor

EXHIBIT A

**CITY OF SAN MATEO
ZONING MAP RECLASSIFICATION
FOR PA16-060 HAMPTON INN & SUITES**

Amend the Zoning Map for the Hampton Inn & Suites Project site, APN: 040-161-110, from C1-1, Neighborhood Commercial, to C2-1, Regional/Community Commercial, to allow a hotel as a permitted use. The Project site is circled below (see arrow) with the associated amended Zoning Map color.

