

**CITY OF SAN MATEO
ORDINANCE NO. 2019-2**

**AMENDING THE ZONING MAP OF THE CITY OF SAN MATEO TO
REZONE THE SITE AT 1, 2, AND 3 WATERS PARK DRIVE FROM
E1 (EXECUTIVE PARK) TO R3 (MULTIPLE-FAMILY DWELLINGS, MEDIUM DENSITY)**

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

Section 1. COUNCIL FINDINGS. At a duly noticed public hearing on March 18, 2019, the City Council reviewed and considered the staff reports dated February 19, 2019, and March 18, 2019, and attachments thereto, the Mitigated Negative Declaration, together with comments received during the public review process, and hereby finds and determines as follows:

- (a) Mitigated Negative Declaration.
 - (1) On the basis of the whole record before the City Council, there is no substantial evidence that the rezoning will have a significant effect on the environment.
 - (2) The mitigated negative declaration reflects the City's independent judgment and analysis.
 - (3) The Planning Division of the City of San Mateo, located at City Hall, is the custodian of the documents on which this decision is based.
 - (4) The Mitigated Negative Declaration and the associated Mitigation Monitoring Plan are adopted for this zoning reclassification.

- (b) Conformance with General Plan. The City Council finds and determines that the proposed zoning to Multiple Family Dwellings, Medium Density is in conformance with the Medium Density, Multi-Family land use designation of the amended General Plan of the City of San Mateo, because the Multiple Family Dwellings, Medium Density provides residential as a permitted use that is consistent with the amended land use of the General Plan Medium Density, Multi-Family designation.

- (c) Intent of the Zoning Code. The project conforms to the purposes of the R3 (Multiple Family Dwellings, Medium Density) district in that the district provides for development of land for residential as a permitted use.

Section 2. ZONING MAP. The Zoning Map of the City of San Mateo is hereby amended to indicate as follows: the property generally known as APNs: 035-401-440 and 035-401-450 as depicted in Exhibit A, attached hereto, shall be reclassified from E1 (Executive Office) Zoning District to R3 (Multiple Family Dwellings, Medium Density) Zoning District and the Zoning Map shall be amended to reflect this reclassification.

Section 3. 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.

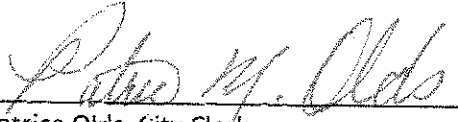
Section 4. PUBLICATION. In accordance with City Charter Section 2.15, this Ordinance shall be published once in a newspaper of general circulation before becoming effective.

Section 5. EFFECTIVE DATE. This Ordinance was introduced on March 18, 2019 adopted on April 1, 2019, and shall take effect 30 days after adoption.

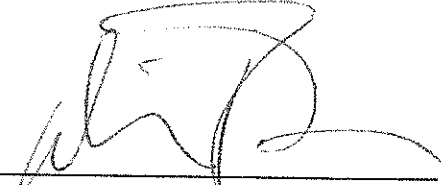
PASSED AND ADOPTED by the City Council of the City of San Mateo, California at a regular City Council meeting held this 1st day of April 2019 by the following vote:

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

ATTEST:



Patrice Olds, City Clerk



Diane Papan, Mayor

CITY OF SAN MATEO
ZONING MAP RECLASSIFICATION
FOR PA18-013 1, 2, and 3 Waters Park Drive

Amend the Zoning Map for the 1, 2, and 3 Waters Park Drive site, APNs: 035-401-440 and 035-401-450, from E1, Executive Office, to R3, Multiple Family Dwellings, Medium Density, to allow residential as a permitted use. The Project site is circled below (see arrow) with the associated amended Zoning Map color.

