



31-57 South B Street

Zoning Reclassification
(PA-2022-002)

Planning Commission
July 26, 2022

Julia Klein, Principal Planner
Community Development Department

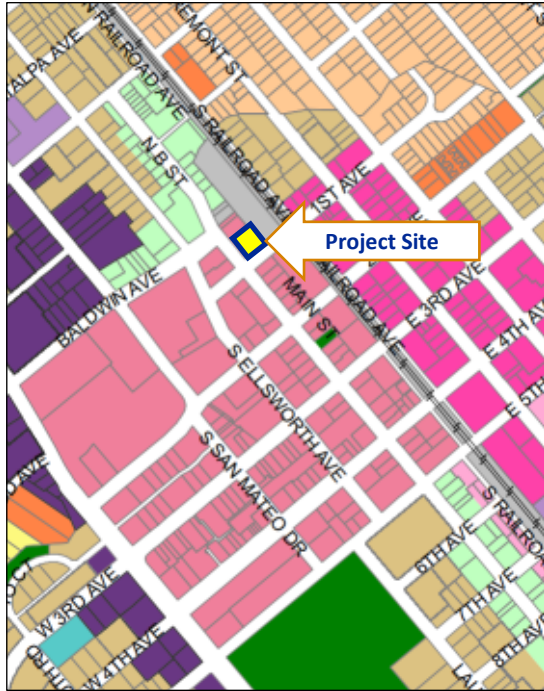


Caltrain rail
corridor

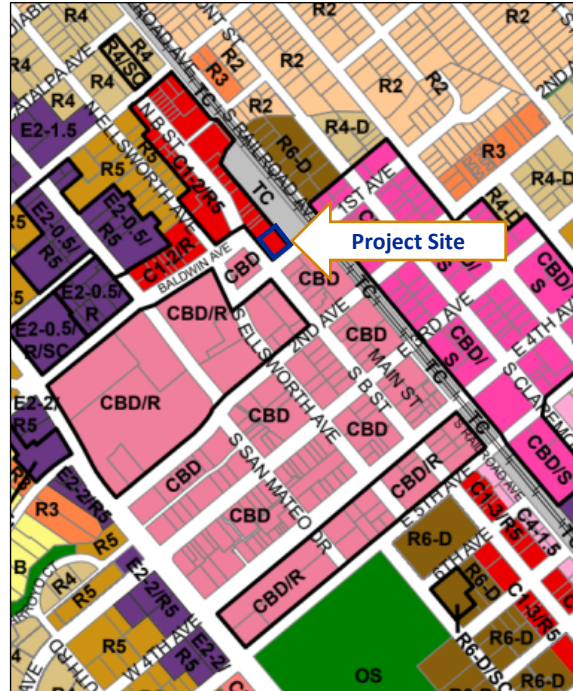
Downtown Caltrain Station

Project Site

PROJECT SITE



Land Use Map



Zoning Map

- 1 parcel, bounded by:
 - South B Street
 - Commercial building
 - Caltrain Station
 - First Ave
- 0.37 acre
- General Plan Land Use – Downtown Retail Core
- Zoning – C1-2/R5

SURROUNDING USES

Project site



North



West



South

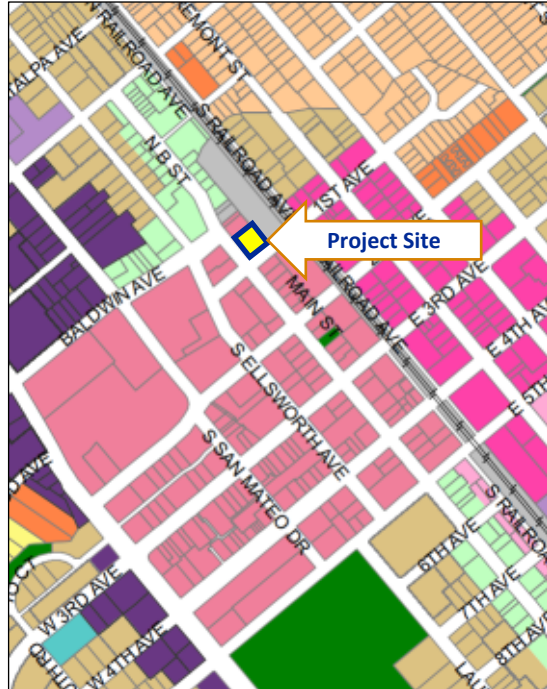


East

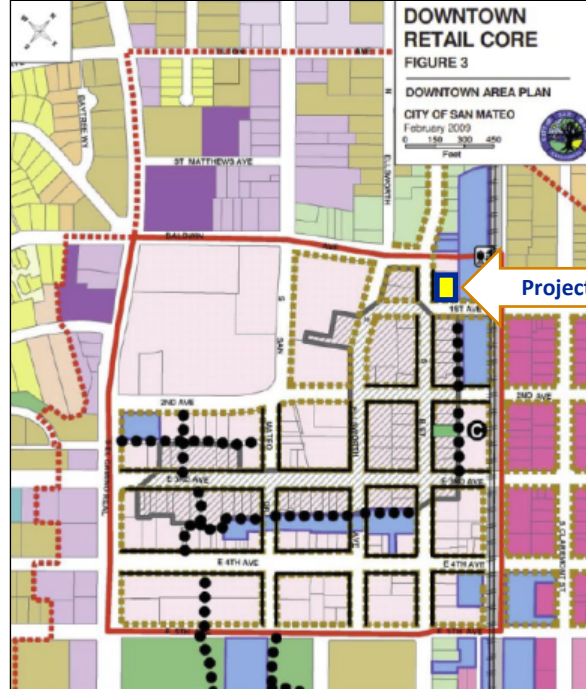


PROJECT DESCRIPTION

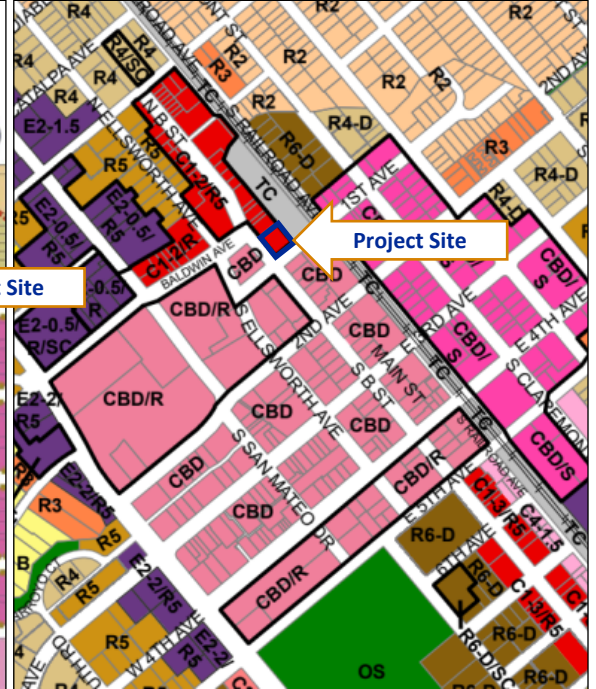
- General Plan
 - Land Use designation - Downtown Retail Core
- Downtown Area Plan
 - Downtown Retail Core subarea
 - Proximity to Downtown Historic District
- Current Zoning designation
 - C1-2/R5 (Neighborhood Commercial/Residential Overlay)
- Proposed Zoning Reclassification
 - Property owner applied for change to CBD (Central Business District)



General Plan Land Use Map



Downtown Area Plan



Zoning Map

CODE AND POLICY REVIEW

- General Plan – vision for city & designated land uses.
- Implementation through tools: plans, codes, guidelines and standards.
- General Plan and Downtown Plan include goals and policies for the retail core area.
- Project Site:
 - Land use designation = “Downtown Retail Core”;
 - Located in “Downtown Retail Core” subarea of Downtown Area Plan.
- C1-2/R5 zoning is intended to create/maintain a neighborhood shopping area.
- CBD zoning designation established to implement General Plan and Downtown Plan goals and policies to encourage and foster a thriving retail core area.

CODE AND POLICY REVIEW

- C1-2/R5 vs. CBD zoning - key differences in development standards:
 - Floor Area Ratio (under CDB max. is 3.0 FAR),
 - Ground floor open space (required under CBD),
 - Building line and setbacks for open space (allowed for under CBD),
 - Required Retail Frontage requirement, etc.
- While Required Retail Frontage requirement would be required regardless of zoning designation, the CBD chapter has specific code provisions regulating uses in the RRF area.
- Proposed zoning reclassification would enable the site's zoning designation to align with its General Plan land use designation of Downtown Retail Core.

Pre-Application & Public Comments

- Planning Commission study session (5/10/2022)
- Public comment letters – none to date

Next Step

- City Council public hearing to introduce the ordinance for zoning reclassification.

RECOMMENDATION

Recommend to the City Council adoption of an Ordinance to approve a Zoning Reclassification for the property at 31-57 South B Street from C1-2/R5 to CBD and determine the project qualifies for a Categorical Exemption from further environmental review under the California Environmental Quality Act (CEQA).

Thank You

Julia Klein, Principal Planner

Community Development Department

jklein@cityofsanmateo.org | (650) 522-7216