



CITY OF SAN MATEO

City Hall
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Agenda Report

Agenda Number: 6

Section Name: {{section.name}}

Account Number: 26-3111

File ID: {{item.tracking_number}}

TO: City Council
FROM: Drew Corbett, City Manager
PREPARED BY: Community Development Department
MEETING DATE: September 19, 2022

SUBJECT:
31-57 South B Street Zoning Reclassification – Ordinance Adoption

RECOMMENDATION:

Adopt an Ordinance to approve a Zoning Reclassification for the property at 31-57 South B Street from “Neighborhood Commercial/Residential Overlay – Mixed Use” to “Central Business District” and determine the project qualifies for a Categorical Exemption from further environmental review under the California Environmental Quality Act.

BACKGROUND:

On September 6, 2022, the City Council introduced the attached ordinance to approve a Zoning Reclassification for the property at 31-57 South B Street from “Neighborhood Commercial/Residential Overlay – Mixed Use” to “Central Business District.”

BUDGET IMPACT:

There is no budget impact for taking this action.

ENVIRONMENTAL DETERMINATION:

Staff included findings for a Categorical Exemption pursuant to the CEQA Guidelines Section 15305 (Class 5 – Minor Alterations in Land Use Limitations) because the site has an average slope of less than 20 percent and the reclassification would not result in changes in land use or density, the subject property’s General Plan land use designation of Downtown Retail Core would remain unchanged, the maximum 3.0 FAR intensity would not change, the maximum density of 50 units per acre would remain the same, and the zoning reclassification would be consistent with the City’s adopted General Plan and Downtown Area Plan.

The project is also separately and independently exempt under the “common sense” exemption, CEQA Section 15061(b)(3), because it can be seen with certainty that the adoption of the zoning reclassification does not involve the construction or alteration of facilities that will have a significant effect on the environment. The reclassification to CBD is consistent with the General Plan land use designation for the property. Furthermore, any future development of the site would be subject to a project specific environmental assessment consistent with the CEQA statutes and guidelines in effect at that time.

NOTICE PROVIDED

All meeting noticing requirements were met.

ATTACHMENTS

Att 1 - Draft Ordinance

STAFF CONTACT

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