

RESOLUTION NO. _____

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

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RESOLUTION AMENDING THE SAN MATEO COUNTY GENERAL PLAN LAND USE MAP AFFECTING ONE PARCEL ON HILLCREST DRIVE IN UNINCORPORATED EMERALD LAKE HILLS CHANGING THE LAND USE DESIGNATION FROM LOW DENSITY RESIDENTIAL TO MEDIUM-LOW DENSITY RESIDENTIAL

RESOLVED, by the Board of Supervisors of the County of San Mateo, State of California, that

WHEREAS, in 1977, the Board of Supervisors adopted the Emerald Lake Hills Land Use Map as a part of the Emerald Lake Hills Community Plan, which designated the subject parcel, commonly referred to as 787 Hillcrest Drive, as “Low Density Residential”; and

WHEREAS, in 1986, the Board of Supervisors adopted the County General Plan, which included the three residential land use designations in the unincorporated Emerald Lake Hills area: “Low Density Residential,” “Medium-Low Density Residential” and “Medium Density Residential; and identified Emerald Lake Hills as an urban neighborhood; and

WHEREAS, an application has been submitted for approval of a General Plan Map Amendment to change the land use designation of the subject property, a 0.69-acre parcel located at 787 Hillcrest Drive in the unincorporated Emerald Lake Hills, which has been designated Low Density Residential, to Medium-Low Density Residential; and

WHEREAS, changing the General Plan land use designation from Low Density Residential to Medium-Low Density Residential for these lands is appropriate in order to facilitate a more efficient use of the site, and the proposed amendment complies with the site-specific application of slope density and the Residential Hillside (RH) Zoning District; and

WHEREAS, the proposed amendment complies with applicable locational criteria for Medium-Low Density Residential areas, and the resulting parcel will be in the size range of existing lots within the vicinity, and the resulting density would be substantially lower than the maximum density allowed in the Medium-Low Density Residential designation; and

WHEREAS, the proposed amendment complies with applicable General Plan Policies, including Policy 7.16 (*Land Use Objectives for Urban Areas*), Policy 8.13 (*Land Use Designations and Locational Criteria for Urban Areas*), Policy 8.14 (*Land Use Compatibility*), Policy 8.35 (*Uses*), Policy 8.29 (*Infilling*), and Policy 8.36 (*Density*); and

WHEREAS, on October 27, 2010, the San Mateo County Planning Commission held a public hearing to consider the amendment described above and, after this public hearing, recommended that the Board of Supervisors certify the Mitigated Negative Declaration and approve the General Plan Map Amendment (County File Number PLN 2010-00149), as conditioned; and

WHEREAS, on January 25, 2011, the San Mateo County Board of Supervisors held a public hearing to consider the amendment described above.

NOW THEREFORE, IT IS HEREBY DETERMINED AND ORDERED that the Board of Supervisors hereby:

1. Finds the following:
 - a. That the Mitigated Negative Declaration is complete, correct and adequate, and prepared in accordance with the California Environmental Quality Act and applicable State and County Guidelines. An Initial Study was completed and a Mitigated Negative Declaration issued in conformance with CEQA Guidelines. The public review period for this document was August 4, 2010 to August 23, 2010.
 - b. That, on the basis of the Initial Study and comments received thereto, no substantial evidence exists that the project, as mitigated by the mitigation measures contained in the Mitigated Negative Declaration and incorporated as project conditions of approval, will have a significant effect on the environment.
 - c. That the Mitigated Negative Declaration reflects the independent judgment of San Mateo County.





- d. That the mitigation measures identified in the Mitigated Negative Declaration, agreed to by the applicant, placed as conditions of approval, and identified as part of this public hearing, have been incorporated into a Mitigation Monitoring and Reporting Plan in conformance with the California Public Resources Code Section 21081.6.

- e. That changing the subject parcel's General Plan Map designation from "Low Density Residential" to "Medium-Low Density Residential" will facilitate a more efficient use of the site. The project complies with the more site-specific application of slope density and the Residential Hillside Zoning District. Additionally, the project complies with locational criteria for Medium-Low Density Residential areas and applicable General Plan Urban Land Use Policies. The sizes of the proposed parcels will be in the size range of existing parcels within the vicinity; therefore, the applicant's request for a General Plan Map Amendment would not result in a density that would be incompatible and out of character with the surrounding neighborhood.

- 2. Amends the County General Plan Land Use Map as shown on the attached map labeled Exhibit A.

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General Plan Land Use Map Amendment
for APN 058-272-080

-  Low Density Residential (0.3 - 2.3 du/ac)
-  Medium Low Density Residential (2.4 - 6.0 du/ac)
-  Medium Density Residential (6.1 - 8.7 du/ac)
-  058-272-080



Area of Proposed General Plan
Map Amendment (from Low Density
Residential to Medium Low Density
Residential).

San Mateo County Board of Supervisor's Meeting

Applicant: **J.R. Rodine**

Exhibit: **A**

File Numbers: **PLN 2010-00149**