

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: April 22, 2020

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a request by the San Mateo County Mosquito and Vector Control District to determine if disposition of an approximately 9,135 sq. ft. parcel in unincorporated North Fair Oaks conforms to the County General Plan.

County File Number: PLN 2020-00103

PROPOSAL

Consideration of a request by the San Mateo County Mosquito and Vector Control District (District), pursuant to Government Code Section 65402, that the County determine whether the proposed disposition of an approximately 9,135 sq. ft. District-owned parcel, APN 054-172-010, located in unincorporated North Fair Oaks, conforms to the County General Plan.

RECOMMENDATION

That the Planning Commission find that the proposed disposition by the San Mateo County Mosquito and Vector Control District of the parcel, APN 054-172-010 conforms to the County General Plan

BACKGROUND

Report Prepared By: William Gibson, Project Planner

Applicant: San Mateo County Mosquito and Vector Control District

Owners: San Mateo County Mosquito and Vector Control District

Location: Unincorporated San Mateo County, North Fair Oaks

APN(s): 054-172-010

Size: 9,135 sq. ft

Existing Zoning: M-1/NFO

General Plan Designation: Industrial Mixed Use

Existing Land Use: Vehicle and equipment storage

Flood Zone: X (Area of Minimal Flooding)

Environmental Evaluation: A determination that the proposed disposition of property conforms to the County General Plan is exempt from environmental review under the “common sense exemption” that the California Environmental Quality Act (CEQA) applies only to projects which have the potential for causing a significant effect on the environment. (CEQA Guidelines Section 15061(b)(3).) Any future action on the subject property would be subject to applicable CEQA requirements.

Setting: The parcel is located in a mixed industrial and commercial area of North Fair Oaks, characterized by equipment storage, light manufacturing, and various commercial uses, and directly across from the Stanford in Redwood City campus.

DISCUSSION

A. KEY ISSUES

1. Project Description

The San Mateo County Mosquito and Vector Control district proposes to dispose of the subject property by sale. The District-owned property was assessed as part of a comprehensive real estate needs study, and it was determined that the current use of the property for equipment and vehicle storage was more efficiently served by another district-owned property nearer the District’s Burlingame headquarters, and that ownership of the subject property was duplicative and unnecessary.

The District proposes sale of the property to the highest bidder, as required by California Health and Safety Code Section 2041(c), and intends to use the proceeds of the sale to fund other District needs.

Per California Government Code Section 65402, prior to acquisition or disposition of property, the District must request an analysis of the proposed disposition’s conformity with the County General Plan.

2. Analysis

While the proposed sale of the subject property does not alter any land use or development standards applicable to the property, nor approve any plans or projects, the proposed disposition potentially implicates the following General Plan policies:

- a. Policy 8.2, Land Use Objectives for Urban Communities, states that the County should:
- (1) Plan Urban Communities to be balanced, self-contained areas which have a sufficient mix of urban land uses to support the internal housing, employment, shopping, and recreation needs of the community.
 - (2) Provide a mix of residential, commercial, and industrial land uses which will generate sufficient tax revenues to pay for the costs of providing desired levels of services and facilities;
 - (3) Provide a mix of commercial and industrial uses in order to maintain, support, and strengthen local economies;
 - (4) Provide a mix and an amount of residential land uses which will provide a substantial amount of housing opportunities in unincorporated areas;
 - (5) Establish land use patterns which give Urban Communities strong, individual and identifiable characters.

Discussion: North Fair Oaks is a designated urban community. The transfer of this property will not alter any of the existing policies applicable to the property, and will allow future owners to develop the property consistent with the goals and policies of the North Fair Oaks Community Plan, and the M-1/NFO zoning, which incorporate and implement the land use objectives described in 8.2. Any subsequent proposals for use of the property would be assessed in the context of these policies and regulations.

- a. Policy 8.30, Infilling, requires the County to encourage the infilling of urban areas where infrastructure and services are available.

Discussion: While the sale of the property does not accomplish or approve any development of the property, transfer of the property to another owner increases the potential of redevelopment of the currently relatively undeveloped site, consistent with the zoning and other standards for the area.

- b. North Fair Oaks Community Plan Policy 2B encourages the County to take advantage of potential demand generated by new job rich development, such as the Stanford Redwood City campus, to catalyze redevelopment and job creation in the industrial areas in the northern end of North Fair Oaks in the Spring Street area along Bay Road.

Discussion: The subject parcel is located in an industrially-zoned area directly across Bay Road from the Stanford in Redwood City campus, and sale of the

property increases the possibility of redevelopment of the parcel, consistent with Policy 2B of the Community Plan.

B. ALTERNATIVES

The alternative to a finding of conformity with the General Plan is for the Planning Commission to find that the proposed sale does not conform to the policies of the County General Plan.

C. ENVIRONMENTAL REVIEW

A determination that the proposed disposition of property conforms to the County General Plan is exempt from environmental review under the “common sense exemption” that the California Environmental Quality Act (CEQA) applies only to projects which have the potential for causing a significant effect on the environment. (CEQA Guidelines Section 15061(b)(3).) Any future action on the subject property would be subject to applicable CEQA requirements.

D. REVIEWING AGENCIES

County Counsel

ATTACHMENTS

- A. Recommended Findings
- B. Location and Site Maps

WGS:cmc – WGSEE0166_WCU.DOCX



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT A

County of San Mateo
Planning and Building Department

RECOMMENDED FINDING

Permit or Project File Number: PLN 2020-00103

Hearing Date: April 22, 2020

Prepared By: William Gibson, Project Planner For Adoption By: Planning Commission

RECOMMENDED FINDING

That the Planning Commission find that the proposed disposition by the San Mateo County Mosquito and Vector Control District of the parcel, APN 054-172-010 conforms to the County General Plan.

WGS:cmc – WGSEE0166_WCU.DOCX




COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



0.04 0 0.02 0.04 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:1,128 

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION