



CITY OF SAN MATEO

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Agenda Report

Agenda Number: 2

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TO: Planning Commission
FROM: Zachary Dahl, Director
PREPARED BY: Community Development Department
MEETING DATE: July 23, 2024

SUBJECT:
1500 and 1510 Fashion Island Blvd. – Findings of General Plan Conformance – Resolution Adoption

RECOMMENDATION:

Adopt a Resolution finding that the proposed purpose and extent of County of San Mateo's acquisition of the real property located at 1500 and 1510 Fashion Island Blvd. conforms to Strive San Mateo General Plan 2040.

BACKGROUND:

On May 24, 2024, the County of San Mateo (County) filed a request ([Attachment 2](#)) for a General Plan Conformance determination with the intent to acquire 1500 and 1510 Fashion Island Blvd. (PA-2024-028). In accordance with California Government Code Section 65402(a), the Planning Commission is required to make a finding of General Plan conformance whenever a City or County proposes to acquire property within a municipality with an adopted General Plan.

Site Description and Existing Uses

The subject property consists of two, three-story buildings on one parcel located at 1500 and 1510 Fashion Island Blvd. with a parcel area of approximately 6.14 acres (Assessor's Parcel Number 035-550-040). The property is bound by Fashion Island Blvd. to the north, State Route 92 to the south, Baker Way to the east, and Mariner's Island Blvd. to the west, as shown on the location map included as [Attachment 3](#). The property is commonly known as "Bridgepointe Office Park" and consists of approximately 132,029 square-feet of office uses, and surface parking surrounding the two buildings.

The site is zoned E1-0.62/R (Executive Office, Residential Overlay District—Mixed Use) and has a land use designation of Mixed-Use High (5-8 stories, 100-130 dwelling units per acre, subject to voter approval in November of 2024) in the Strive San Mateo General Plan 2040 (General Plan) land use map included as [Attachment 4](#). The site is also identified in the City's 2023-2031 Housing Element Sites Inventory as a housing opportunity site with an estimated capacity of 274 residential units. Lastly, the site is within *Site II – Office Complexes* of the Mariner's Island Specific Plan which allows commercial uses such as offices and financial institutions.

Purpose of Acquisition

The County of San Mateo is proposing to acquire the property to provide administrative, executive, and professional offices for County of San Mateo programs. The County does not propose to change the existing land use (office) at this time. As stated in the request letter ([Attachment 2](#)), the County may consider developing residential uses in the future, as allowed by the City's General Plan and zoning code requirements.

General Plan Conformance

As described above, the subject property at 1500 and 1510 Fashion Island Blvd. is intended to provide administrative, executive, and professional office uses for County of San Mateo programs. This proposed land use would continue the

existing office land use and would be consistent with the site's General Plan land use designation of Mixed-Use High. Table LU-1 *Land Use Designations* in the Land Use Element describes the Mixed-Use High designation as the following:

Mixed-Use High

"This designation allows high-density mixed-use buildings that provide a mix of commercial, office, and/or residential uses within the same site or building. It is intended to allow a mix of uses near major streets, train stations, and shopping centers, and within Downtown."

In addition, the proposed acquisition of 1500 and 1510 Fashion Island Blvd. and continuation of the existing office uses conform to the following General Plan Land Use Element policies:

Policy LU 11.1

Economic Development. Prioritize the retention and expansion of existing businesses and attract new businesses that strengthen and diversify the City's economic base.

Policy LU 14.2

Public Agency Developments. Require developments constructed by other governmental agencies to conform to the City's General Plan, Zoning Ordinance, and other development regulations, to the extent possible.

The proposed acquisition would retain the existing office use by providing administrative, executive, and professional offices for County of San Mateo programs. The acquisition would bring employment opportunities to the City and continue a previously permitted land use.

In addition, since this site is identified as a housing opportunity site in the City's Housing Element, staff engaged with the County during the acquisition process to ensure awareness and potential support for achieving the City's housing production goals. In response, the County provided a letter that acknowledged that this site could potentially accommodate 275 housing units and that their acquisition of the property does not preclude consideration of the site for a future housing project. A copy of this letter is included as Attachment 5.

Next Steps

Upon Planning Commission adoption of the proposed resolution finding that the proposed purpose and extent of County of San Mateo's acquisition of the real property located at 1500 and 1510 Fashion Island Blvd. conforms to the General Plan, the County can decide whether to move forward with the acquisition of the property for office uses to support County programs.

BUDGET IMPACT:

The County of San Mateo will provide funds for the proposed real property acquisition. The City will be nominally affected financially by the loss of property tax revenue.

ENVIRONMENTAL DETERMINATION:

Pursuant to Section 15378(b)(5) of the CEQA Guidelines, the Planning Commission's finding of General Plan conformance is not considered a project for the purposes of CEQA because it is an administrative activity of government that will not result in direct or indirect physical changes in the environment.

NOTICE PROVIDED

In accordance with the Brown Act (Government Code section 54950 *et seq.*), notice of this agenda item was posted 72 hours in advance of the meeting.

ATTACHMENTS

Att 1 – Resolution

Att 2 – Request for General Plan Conformance

Att 3 – Location Map

Att 4 – General Plan Land Use Map

Att 5 – Letter from County of San Mateo - May 20, 2024

STAFF CONTACT

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