

CITY OF SAN MATEO
RESOLUTION NO. ____ (2022)

**FINDING THAT THE PROPOSED PURPOSE AND EXTENT OF COUNTY OF SAN MATEO'S ACQUISITION OF THE
REAL PROPERTY LOCATED AT 2191 AND 2195 S. EL CAMINO REAL CONFORMS TO THE GENERAL PLAN**

WHEREAS, California Government Code Section 65402(b) requires that if a general plan has been adopted, no real property shall be acquired or disposed of until the location, purpose and extent of such acquisition or disposal has been submitted to and reported upon by the planning agency as to conformity with said adopted general plan; and,

WHEREAS, the proposed acquisition of 2191 and 2195 S. El Camino Real by the County of San Mateo to be used as supportive services and Human Resource uses to County residents occupying the adjacent County-owned building at 2175 S. El Camino Real as well as other vulnerable County residents conforms to the Regional/Community Commercial land use category in the General Plan as defined below:

REGIONAL/COMMUNITY COMMERCIAL

Larger shopping centers and districts providing goods and services usually not available in neighborhood shopping centers. These centers rely on large trade areas and may include department stores, banks, furniture stores, auto dealerships, appliance stores, toy stores, hotels and offices. Regional centers include Hillsdale and The Island Shopping centers and certain strip commercial areas, such as El Camino Real (SR 82). Characterized by medium to high FARs of 1.0 to 2.5 and heights of 35 feet to 55 feet. Homeless shelters and other forms of transitional housing are permitted uses in this land use category.

WHEREAS, the proposed acquisition of 2191 and 2195 S. El Camino Real by the County of San Mateo to be used as supportive services and Human Resource uses to County residents occupying the adjacent County-owned building at 2175 S. El Camino Real as well as other vulnerable County Residents conforms to the following Policies and Programs of the Housing Element of the General Plan.

POLICY H 2.14

Continue existing support for organizations that seek to prevent homelessness. Assist Countywide efforts to address homelessness. The City must also comply with SB 2 which requires ensuring there are appropriate zones where emergency housing is located as a permitted use.

PROGRAM H 2.14

1. Continue existing support, where feasible, for programs and facilities seeking to prevent homelessness.
2. Continue existing support, where feasible, for programs to assist and support home sharing as an alternative to homelessness.

WHEREAS, the Planning Commission, in its capacity as the Planning Agency, reviewed the purpose and intent of the acquisition of 2191 and 2195 S. El Camino Real for conformity with the City's General Plan; and,

WHEREAS, in accordance with CEQA Guidelines Section 15378(b)(5), the Planning Commission's finding of General Plan conformance is an administrative action that will not impact the environment and is therefore not a "project" for the purposes of CEQA;

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SAN MATEO, CALIFORNIA, HEREBY FINDS AND RESOLVES that:

1. Based on the foregoing, and in accordance with Government Code Section 65402, the Planning Commission hereby finds that the extent and purpose of the acquisition of the real property located at 2191 and 2195 S. El Camino Real is in conformity with the City's General Plan.