

CITY OF SAN MATEO
RESOLUTION NO. _____ (2023)

**RESOLUTION APPROVING A TWO-YEAR EXTENSION OF A PREVIOUSLY APPROVED VESTING TENTATIVE MAP
AND ALL OTHER ASSOCIATED PLANNING APPLICATION APPROVALS AND AMENDING CONDITION OF
APPROVAL #61 FOR
PLANNING APPLICATION PA-2018-052 FOR THE CONCAR PASSAGE MIXED-USE PROJECT
(PA-2023-033, CONCAR PASSAGE MIXED-USE PROJECT)**

WHEREAS, California Coastal Properties (herein referred to as the “Applicant”) submitted a planning application PA- 2023-033 (herein referred to as “Project”) requesting a two-year extension to an approved Vesting Tentative Map associated with PA-2018-052, a proposed mixed-use development consisting of 961 residential units, 73 of which are devoted to the very-low income level; 40,000 square-feet of commercial uses; on-site parking; publicly accessible open space; and infrastructure improvements on the existing 14.5-acre site currently zoned Transit Oriented Development (TOD) District at 640, 666, 678, 690 Concar Drive; 1820, 1850 S. Grant St.; and 1855 S. Delaware St. (APNs 035-243-090, -140, -160, -170, -190, -200, -210, -220) in the City of San Mateo (“City”); and

WHEREAS, San Mateo Municipal Code (“SMMC”) Section 27.08.085(d) states that projects with associated subdivision maps that remain in effect or have been extended by mandate of the state Subdivision Map Act or SMMC section 26.48.135, 26.48.140, or 26.56.087 are exceptions to the two-year expiration from the date of final approval set forth in SMMC Section 27.08.85; and those planning approvals remain effective for the term of the subdivision map approval, if required by State law; and

WHEREAS, SMMC Section 26.48.140(c) provides for expirations of vesting tentative maps and refers to Section 26.48.135(b), which provides for extensions of tentative maps for up to three two-year extensions, in accordance with Government Code Section 66452.6(e); and

WHEREAS, the Applicant has previously sought and been granted a single one-year extension (PA-2022-042), and is therefore eligible for the requested two-year extension to the Vesting Tentative Map; and

WHEREAS, SMMC Section 27.08.040 authorizes the Planning Commission to approve, conditionally approve, deny, or continue planning applications; and

WHEREAS, approval of the applicant’s proposal is considered a “Project” for purposes of the California Environmental Quality Act, Pub. Resources Code §21000, et seq. (“CEQA”); and

WHEREAS, the City finds that pursuant to CEQA Guidelines Section 15162, *Subsequent EIRs and Negative Declarations*, the Project requires no further environmental review, as there have been no changes to the environmental character of the project site or the surrounding areas since the project (PA-2018-052, Concar Passage Mixed-Use Project) was originally approved by City Council on August 17, 2020; and

WHEREAS, the City finds the Project consistent with the applicable policies of the General Plan and other applicable policies; and

WHEREAS, the Planning Commission held a duly noticed public hearing for the Project on June 27, 2023, at which all public comments were considered; and

WHEREAS, the Planning Commission voted 5-0 to recommend that the City Council approve the two-year extension for the Vesting Tentative Map.

NOW, THEREFORE BE IT RESOLVED, BY THE CITY COUNCIL OF THE CITY OF SAN MATEO, CALIFORNIA AS FOLLOWS:

1. The City Council finds on the basis of the whole record before it that there have been no changes to the environmental character of the project site or the surrounding areas since the project received prior CEDA clearance, and a Final Supplemental Environmental Impact Report for the subject project (PA-2018-052, Concar Passage Mixed-Use Project) was certified by the City Council on August 17, 2020;

NOW, THEREFORE, BE IT FURTHER RESOLVED THAT THE CITY COUNCIL OF THE CITY OF SAN MATEO, DOES HEREBY APPROVE A TWO-YEAR EXTENSION TO THE VESTING TENTATIVE MAP AND ALL OTHER ASSOCIATED PLANNING APPLICATION APPROVALS AND A MODIFICATION TO CONDITION OF APPROVAL #61, AS SHOWN IN EXHIBIT A, PA-2023-033, FOR THE CONCAR PASSAGE MIXED-USE PROJECT AT 640, 666, 678, 690 CONCAR DRIVE; 1820, 1850 S. GRANT ST.; AND 1855 S. DELAWARE ST. (APNS 035-243-090, -140, -160, -170, -190, -200, -210, -220) BASED UPON THE FOLLOWING FINDINGS FOR APPROVAL:

1. The approved project is still consistent with the City's General Plan:
 - a. The proposed Vesting Tentative Map is consistent with applicable general and specific plans in that the project site is designated for residential uses.
 - b. The design or improvement of the proposed subdivision is consistent with applicable general and specific plans in that it meets all zoning standards for TOD, Transit Oriented Development.
 - c. That the site is physically suitable for the type of development in that the site is currently developed with structures and is served by all required utilities and public services.
 - d. That the site is physically suitable for the proposed density of development in that the site has a maximum density of 50 dwelling units per acre. However, the applicant is proposing 66.3 dwelling units per acre inclusive of State Density Bonus.
 - e. That the design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat in that it redevelops a site located in an urban setting which has been previously improved with paving and other development.
 - f. That the design of the subdivision or type of improvements is not likely to cause serious public health problems in that City's ordinances reduce potential air quality and noise impacts during construction, and the project will also contribute to public improvements roadways and public facilities and will otherwise not constrain the delivery of public services.

- i. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
2. The approved project is still consistent with the City's Zoning Ordinance in that there have been no amendments to the Transit Oriented Development (TOD) zoning district or other applicable zoning regulations since the time of project approval on August 17, 2020.
3. The project site and its environs are in substantially the same condition as when the project was initially approved in that there has been no alteration of the existing buildings or improvements on the subject properties nor have there been any changes to the surrounding roadways.

EXHIBIT A

**REVISED CONDITION OF APPROVAL NUMBER 61
PA-2018-052, CONCAR PASSAGE MIXED USE PROJECT
(SPAR, SDPA, VESTING TENTATIVE MAP, DEVELOPMENT AGREEMENT)**

640 CONCAR DR, SAN MATEO, CA 94402-2622; 1855 S DELAWARE ST, SAN MATEO, CA 94402-7012;
1820 S GRANT ST, SAN MATEO, CA 94402-2648; 666 CONCAR DR, SAN MATEO, CA 94402-2622;
1880 S GRANT ST, SAN MATEO, CA 94402-2648; 690 CONCAR DR, SAN MATEO, CA 94402-2622;
1850 S GRANT ST, SAN MATEO, CA 94402-2648

PARCEL # 035242200, 035242210, 035242170, 035242140, 035242220, 035242160, 035242190
AS APPROVED BY THE CITY COUNCIL ON _____.

61. FAIR SHARE FOR TRAFFIC IMPROVEMENTS - Prior to issuance of the first building permit, applicant shall pay \$2.2 million to the City for its fair share of necessary traffic improvements unless the negotiated development agreement is entered into within five years of project approval. The fair share amount shall be adjusted annually based on the Engineering News-Record (ENR) Construction Cost Index for San Francisco beginning August 17, 2023. (PUBLIC WORKS)