



CITY OF SAN MATEO

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Agenda Report

Agenda Number: 1

Section Name: {{section.name}}

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TO: Planning Commission
FROM: Christina Horrisberger, Director
PREPARED BY: Community Development Department
MEETING DATE: May 24, 2022

SUBJECT:

1651 Coyote Point Drive - Findings of General Plan Conformance - Resolution Adoption

RECOMMENDATION:

Adopt a Resolution to find that the proposed purpose and extent of San Mateo County's redevelopment of the existing CuriOdyssey science museum and zoo located at 1651 Coyote Point Drive conforms to the General Plan ([Attachment 1](#)).

BACKGROUND:

On April 22, 2022, the County of San Mateo filed a request for a General Plan Conformance determination with the intent to redevelop the existing CuriOdyssey science museum and zoo within City of San Mateo limits at 1651 Coyote Point Drive ([Attachment 2](#)). In accordance with California Government Code Section 65402(b), the Planning Commission is required to make a finding of General Plan conformance whenever a City or County proposes to construct or authorize a public building or structure within a municipality with an adopted General Plan.

Site Descriptions and History

The CuriOdyssey facility is located at 1651 Coyote Point Drive (APN 029-321-060) and includes a 30,608 square-foot museum building situated in the northeast section of the Coyote Point Recreation Area ([Attachment 3](#)). This site has a General Plan land use designation of Parks/Open Space ([Attachment 4](#)). CuriOdyssey, originally known as San Mateo Junior Museum and then as Coyote Point Museum for Environmental Education, has operated as a science museum since its opening in 1953. The zoo component was later established in 1991. Currently, the existing main museum building consists of science exhibits, classrooms, workshops, and administrative spaces.

Project Description

The County of San Mateo is proposing to redevelop the existing CuriOdyssey site by replacing the main museum building (30,608 square feet) with eight smaller buildings (43,200 square feet in total) to create a campus-style development that would serve the current museum use. The County of San Mateo indicated that the existing main museum building is in poor condition and is not well-suited for current needs. Replacement of the main building with a series of smaller buildings would more effectively support CuriOdyssey's programs by expanding and tailoring the workshop, gallery, exhibit, and classroom spaces for specific program needs. Additionally, the construction of multiple smaller buildings would allow for phasing of the project as funding becomes available, without halting museum operations during construction.

General Plan Conformance

The proposed project to redevelop the existing CuriOdyssey museum and zoo conforms with the Parks/Open Space land use category defined in the Appendix B of the General Plan as follows:

Parks/ Open Space

Public parks and City-owned conservation lands and private open space or recreation facilities.

The proposed project also conforms with the following Goals and Policies of the Conservation and Open Space Element of the General Plan:

Goal 5

Provide a comprehensive park and recreation system of programs and facilities based on the needs of the City's residents for all ages and interests by including active, passive, social, educational, and cultural opportunities that insures access for all.

Goal 7

Maintain and upgrade park infrastructure to optimize its value in meeting community recreation needs and cost effectiveness of its operation.

Policy C/OS 12.1

Balanced Park System. Provide the appropriate mix of parkland that balances the needs of active and passive facilities, formal and informal uses and that are accessible for all residents, and meet existing and future recreation needs.

Policy C/OS 12.4

Parks as Learning Environments: Enhance the role of parks as learning environments by providing interpretive opportunities to increase public awareness of their unique cultural, historical and environmental characteristics.

Next Steps

Upon Planning Commission adoption of the proposed resolution finding that the proposed purpose and extent of San Mateo County's redevelopment of the existing CuriOdyssey science museum and zoo located at 1651 Coyote Point Drive conforms to the General Plan, the County can then proceed with the proposed project.

BUDGET IMPACT:

There is no budget impact associated with this General Plan Conformance action.

ENVIRONMENTAL DETERMINATION:

Per 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 - Planning Commission Resolution
Att 2 - Request for a General Plan Conformance
Att 3 - Location Map
Att 4 - General Plan Land Use Maps
Att 5 - Section 65402 of the California Government Code

STAFF CONTACT

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