



# CITY OF SAN MATEO

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## Agenda Report

Agenda Number: 1

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**TO:** Planning Commission  
**FROM:** Christina Horrisberger, Director  
**PREPARED BY:** Community Development Department  
**MEETING DATE:** August 23, 2022

**SUBJECT:**

2191 S. El Camino Real and 2195 S. El Camino Real – 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 2191 S. El Camino Real and 2195 S. El Camino Real conforms to the General Plan.

**BACKGROUND:**

On July 28, 2022, the County of San Mateo filed a request for a General Plan Conformance determination with the intent to acquire two properties within the City of San Mateo: 2191 S. El Camino Real and 2195 S. El Camino Real ([Attachment 2](#)). 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 properties within a municipality with an adopted General Plan.

**Site Description and History**

The subject property is comprised of two parcels located at 2191 and 2195 S. El Camino Real (APN 039-073-450 and 039-073-290) totaling 0.3-acre. The site is situated on the east side of S. El Camino Real, just south of 21<sup>st</sup> Ave ([Attachment 3](#)). The property has a General Plan land use designation of Regional/Community Commercial/ High Density Multi-Family ([Attachment 4](#)). Currently, the property is developed with a mixed-use building constructed in 1995 that includes ground floor retail, second floor office, two apartment units in the rear of the structure and a surface parking lot (26 stalls).

**Project Description**

The County of San Mateo is proposing to purchase the property to provide supportive services to residents occupying the County owned building located at 2175 S. El Camino Real (APN 039-073-040) (formerly the Stone Villa Inn) and other vulnerable residents, and other services provided by the County's Human Services Agency such as counseling, housing, and life skill training.

**General Plan Conformance**

As mentioned above, the subject property at 2191 and 2195 S. El Camino Real is intended to provide supportive services to residents which is consistent with the City of San Mateo's General Plan and Housing Element. Specifically, the project site conforms with the General Plan land use designation of Regional/Community Commercial as described in the Appendix B of the General Plan which states:

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.”**

Additionally, the proposed acquisition of 2191 and 2195 S. El Camino Real is consistent with the following Housing Element Policies and Programs:

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.

The subject property is intended to provide supportive services to residents at the adjacent County-owned property which was recently repurposed as housing for County residents experiencing homelessness or at risk of homelessness. Supportive services typically include basic needs assistance, education, employment, and transportation services. Locating supportive services and other resources nearby increases utilization and helps to move people along the spectrum from unhoused to housed with the needed support along the way.

**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 2191 and 2195 S. El Camino Real conforms to the General Plan, the County can decide whether to move forward with acquiring 2191 and 2195 S. El Camino Real for use as supporting services to County residents.

**BUDGET IMPACT:**

Although the proposed acquisition would be funded by the County of San Mateo, the City will be nominally affected financially by the loss of property tax.

**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 General Plan Conformance
- Att 3 – Location Map
- Att 4 – General Plan Land Use Map
- Att 5 – Section 65402 of California Government Code

**STAFF CONTACT**

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