



Boys and Girls Club of the Peninsula  
Clubhouse Redevelopment  
City Council, September 24, 2025

# Project Proposal

Boys and Girls Club of the Peninsula  
Clubhouse Redevelopment







# Entitlements Request

- Variance for rear setback
- Zoning Text Amendment, to allow additional height for mechanical equipment in the Civic Districts
- Design Review
- CEQA Determination

# General Plan Consistency

- General Plan PR Designation
  - Purpose is parks, recreation complexes, public golf courses, and greenways.
  - BGCP is consistent, as it provides a community use within a park setting
  - Consistency with General Plan policy direction, including:
    - Equitably provides improved **parkland, recreational facilities, and services** for all residents
    - Partner with San Mateo County and other organizations to provide **quality childcare and preschool services.**
    - Develop **partnerships for education**
    - Provide a **variety of youth programming**

# Zoning Consistency

- Parks and Recreation (PR) District
- BGCP is a unique use, and most closely resembles 2 uses:
  - Daycare facility (classroom buildings)
  - Indoor sports & recreation (gymnasium)
  - Both are permitted uses in the PR District
  - Current uses will remain the same, following the expansion / redevelopment project

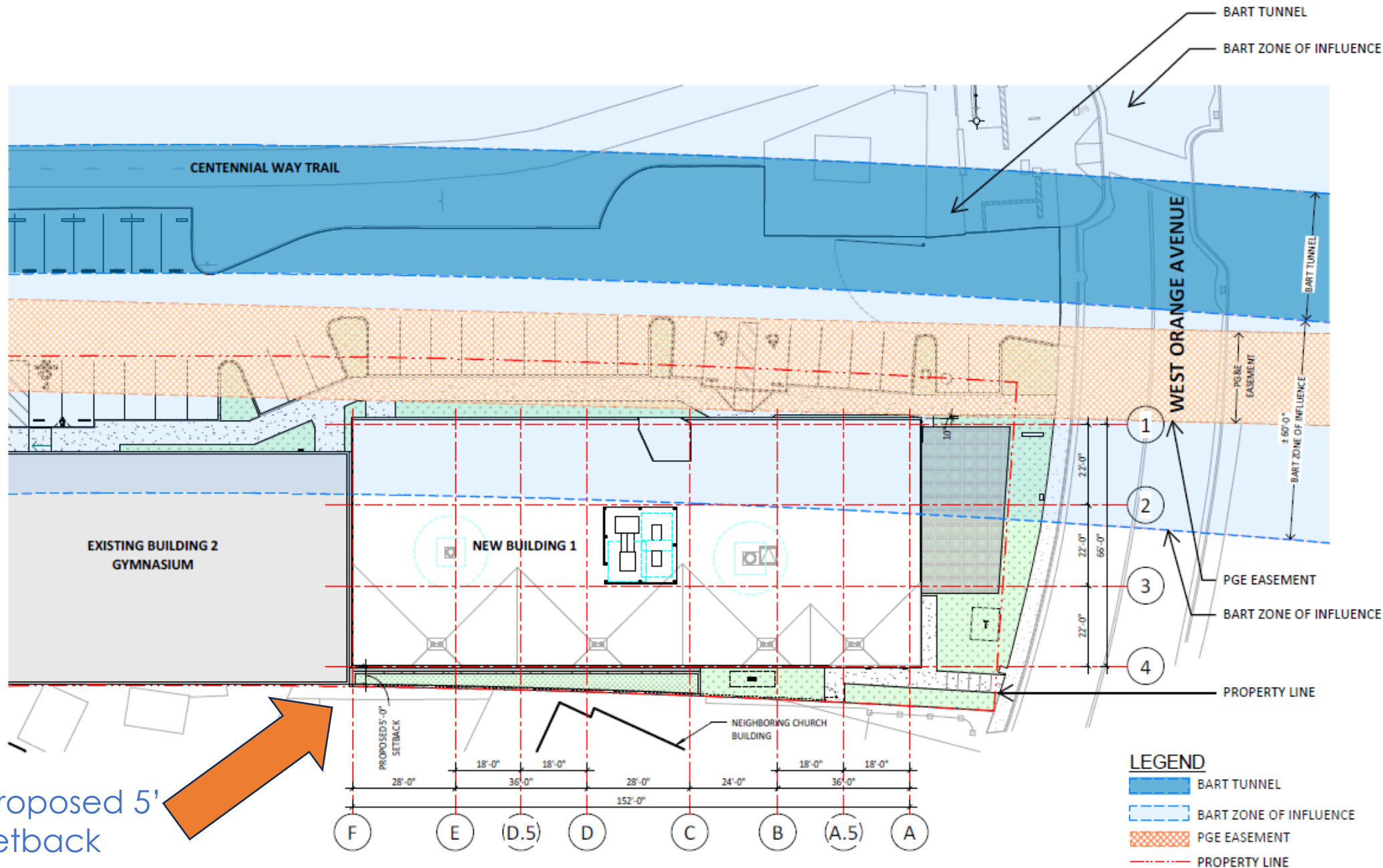


# Variance Request

Required rear setback in the PR district is 0', or 10' when abutting a residential district







Proposed 5' setback



# Previous Meetings & Community Input

- DRB reviewed at their meeting in March, 2025, recommended approval
  - Commented on landscaping, screening & EV parking
  - Applicant addressed comments in a subsequent submittal
- Neighborhood Meeting: May, 2025
  - Neighbors supported the project, had questions about interim conditions
- Planning Commission, August 2025
  - Unanimously recommended approval
  - Strong community support

# Environmental Review

- Infill checklist and evaluation shows the project meets these criteria for a Categorical Exemption
  - Qualifies for Infill exemption
  - No exceptions apply
  - No additional environmental documentation is needed





# Recommendation

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# Recommendation

**Staff recommends that the City Council follow the Planning Commission's Recommendations and:**

1. Make a CEQA determination that the project qualifies for a Categorical Exemption
2. Approve the entitlements request, including a Zoning Ordinance Amendment, Design Review and a Variance



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Planning Commission, August 21, 2025

# SSFMC Section 20.500.004 – Variances, Required Findings

- There are special circumstances applicable to the property, including its size, shape, topography, location, or surroundings ✓
- Such unique circumstances were not created by the owner or applicants ✓
- The variance does not constitute a special privilege granted to the recipient, inconsistent with limitations upon other properties in the vicinity and zone where the property is located ✓
- The authorization of the variance will substantially meet the intent and purpose of the zoning district in which the subject property is located and will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, to the neighborhood, or the public welfare in general ✓
- The proposed project has been reviewed in compliance with the CEQA and the City's adopted environmental review guidelines ✓