



## Legislation Text

---

**File #: 24-481, Version: 1**

---

Report regarding a resolution making findings and determination of General Plan Conformity for the County of San Mateo acquisition of real property located that the acquisition of real property located at 721 Airport Boulevard (APN 012-146-140) in accordance with provisions of State Planning Law (Govt. Code Section 65402) (*Adena Friedman, Chief Planner*).

### **RECOMMENDATION**

**It is recommended that the Planning Commission adopt a resolution making findings and determining that the County of San Mateo acquisition of real property at 721 Airport Boulevard (APN 012-146-140) is in conformance with the South San Francisco adopted General Plan in accordance with provisions of State Planning Law (Govt. Code Section 65402).**

### **MOTION FOR THE COMMISSION TO ADOPT STAFF RECOMMENDATION:**

- 1. Move to adopt a resolution making findings that the County of San Mateo's acquisition of real property at 721 Airport Boulevard is in conformance with the South San Francisco adopted General Plan.**

### **BACKGROUND**

#### *State Law Requirements*

California Government Code Section 65402(c) requires that a local agency shall not acquire real property, dispose of any real property, nor construct or authorize to construct a public building or structure until the location, purpose, and extent of such acquisition has been submitted to and reported upon by the Planning Commission as to conformity with the adopted General Plan.

#### *Proposed Project*

The County of San Mateo entered into a Purchase and Sale Agreement with a private property owner to acquire the property at 721 Airport Boulevard. Pursuant to State Law requirements, the County of San Mateo has submitted an application to the City for General Plan Conformance for a property at 721 Airport Boulevard. The approximately 25,000 square foot (sq. ft.) property is within the T3 Corridor Zoning District (T3-C), and has a four-story, 21,000 sq. ft. building on the site that currently operates as a hotel.

Attachment 1 to this Staff Report is a memo describing the property and the proposed project. The County indicates that proposed acquisition would be for the purpose of providing affordable permanent supportive rental housing to lower income County residents experiencing homelessness. The proposed property acquisition necessitates a General Plan Conformance review; at this time, no specific construction project or

change of use is contemplated. Any future entitlements and/or building permits would be subject to review by the City.

### GENERAL PLAN CONFORMANCE

In accordance with provisions of State Planning Law (Govt. Code Section 65402), prior to acquisition of real property by a local agency (in this case, the County of San Mateo) within the City of South San Francisco, the Planning Commission, as the planning agency for the City, is required to find such acquisition is in conformity with the adopted general plan.

The General Plan contains policy direction relevant to the acquisition of the subject parcels, including:

- Land Use Goal 3: A diverse range of housing options that create equitable opportunity for people of all ages, races/ethnicities, abilities, socio-economic status, genders, and family types to live in South San Francisco.
- Land Use Policy 3.1: Create affordable and workforce housing.
- Land Use Policy 3.3 Encourage diversity of housing types and sizes.
- Land Use Policy 3.6: Facilitate housing for all needs.
- Housing Goal 2: Creation / Facilitation - Promote the provision and / or access of housing by both the private and public sectors for all income groups in the community.

In addition to the policy direction outlined in the General Plan, both the General Plan land use designation (Low Density Mixed-Use) and the implementing zoning (T3-C) permit multi-family housing development. The purchase of these properties will allow the County to provide affordable housing to lower income residents.

### ENVIRONMENTAL REVIEW

The proposed purchase of these properties is consistent with the General Plan and does not contemplate additional development, therefore, no CEQA action is required by the Planning Commission at this time.

### CONCLUSION

It is recommended that the Planning Commission make findings that determines that the County of San Mateo's purchase of real property located at 721 Airport Boulevard (APN 012-146-140), is in conformance with the South San Francisco adopted General Plan in accordance with provisions of State Planning Law (Govt. Code Section 65402).

### ***Attachments:***

1. 721 Airport Project Memo

***Associated File: Resolution (24-482)***