

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: May 25, 2016

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a request by the County's Real Property Services Division to determine if County acquisition of parcels 060-082-320, 060-082-330, 060-082-340, and 060-082-350, at 3060, 3070, and 3080 Middlefield Road in North Fair Oaks, for future use as a public parking lot, conforms to the County General Plan.

County File Number: PLN 2016-00192

PROPOSAL

A request by the County's Real Property Services Division to determine if County acquisition of parcels 060-082-320, 060-082-330, 060-082-340, and 060-082-350, at 3060, 3070, and 3080 Middlefield Road in North Fair Oaks, for future use as a public parking lot, conforms to the County General Plan.

RECOMMENDATION

That the Planning Commission find that the County's proposed acquisition of parcels 060-082-320, 060-082-330, 060-082-340, and 060-082-350, at 3060, 3070, and 3080 Middlefield Road in North Fair Oaks, for future use as a public parking lot, conforms to the County General Plan.

SUMMARY

The properties, collectively 16,311 square feet in size, are situated on Middlefield Road, bordered by other commercial properties to the northwest and southeast, and to the rear by medium-density residential development. The properties currently contain a hauling company and an auto repair shop, with several single-story structures and open storage areas. The County proposes to purchase the properties with the intent of removing all structures and uses, and constructing a surface parking lot with capacity for approximately 50 to 60 parking spaces. The resultant parking lot would serve the public, offsetting parking spaces removed during the ongoing redesign and improvement of Middlefield Road and addressing the existing parking deficit in the surrounding Middlefield Road commercial areas.

The proposed acquisition of the parcels for future development and use as a public parking lot is consistent with North Fair Oaks Community Plan, Circulation and Parking Policies Policy 3.2F, which calls for evaluation of the feasibility of implementing a lane reduction, or “road diet” for Middlefield Road between Douglas Avenue and 8th Avenue, and reallocating roadway width to provide bike lanes, widened sidewalks, and other amenities, and Policy 3.5L, which calls for the exploration of opportunities to expand off-street parking supply by providing County- or privately-owned public parking lots or structures near areas of concentrated parking demand, potentially including new surface parking lots or structured parking in commercial districts.

The road diet for Middlefield Road is underway, and as part of the roadway redesign, diagonal parking spaces are being converted to parallel parking spaces, freeing up additional roadway, but reducing the total number of parking spaces. By helping offset these spaces, the proposed purchase and future creation of a public parking lot is consistent with and helps implement Policy 3.2F of the Community Plan. The purchase of the subject properties for creation of a public parking lot also directly implements Policy 3.5L of the Community Plan, by placing new parking in an area of concentrated demand in the Middlefield Road commercial district.

The proposed acquisition is also consistent with Community Plan, Health and Wellness Policy 5.21D, which calls for reduction of storm water runoff and seasonal flooding in North Fair Oaks to protect water quality in nearby bodies of water through the use of sustainable and green infrastructure design, construction, and maintenance techniques. The County intends to redevelop the subject properties as a parking lot, with the intent of including permeable pavers, swales, and other green techniques to reduce and capture runoff from the resultant parking lot, consistent with Policy 5.21D.

The proposed acquisition is also consistent with the Community Plan’s Design Standards and Guidelines, Public Realm Street Design Guidelines Section B1, which states that Middlefield Road lacks street amenities such as trees, landscaping, communal open space, and other beneficial streetscape elements, and that improvements to Middlefield Road can improve the overall design and character of the street. While the County has not developed specific designs for the parking lot that is the intended future use of the subject parcels, the County intends to incorporate elements that will improve the properties’ frontage on Middlefield Road, including street trees and other landscaping elements, consistent with the overarching goals of Community Plan Section B1.

The proposed acquisition is consistent with the County’s General Plan.

WSG:jlh – WSGAA0276_WJU.DOCX

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: May 25, 2016

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a request by the County's Real Property Services Division to determine if County acquisition of parcels 060-082-320, 060-082-330, 060-082-340, and 060-082-350, at 3060, 3070, and 3080 Middlefield Road in North Fair Oaks, for future use as a public parking lot, conforms to the County General Plan.

County File Number: PLN 2016-00192

PROPOSAL

A request by the County's Real Property Services Division to determine if County acquisition of parcels 060-082-320, 060-082-330, 060-082-340, and 060-082-350, at 3060, 3070, and 3080 Middlefield Road in North Fair Oaks, for future use as a public parking lot, conforms to the County General Plan.

RECOMMENDATION

That the Planning Commission find that the County's proposed acquisition of parcels 060-082-320, 060-082-330, 060-082-340, and 060-082-350, at 3060, 3070, and 3080 Middlefield Road in North Fair Oaks, for future use as a public parking lot, conforms to the County General Plan, by making the finding shown in Attachment A.

BACKGROUND

Report Prepared By: William Gibson

Applicant: San Mateo County Real Property Services Division

Owner: Peninsula Celebration Association

Location: 3060, 3070, and 3080 Middlefield Road, North Fair Oaks

APNs: 060-082-320, 060-082-330, 060-082-340, and 060-082-350

Size: 16,311 square feet

Existing Zoning: NMU (Neighborhood Mixed Use)

General Plan Designation: Neighborhood Mixed Use

Sphere-of-Influence: Redwood City

Existing Land Use: The properties contain a hauling company and an auto repair shop, with several single-story structures and open storage areas

Water Supply: The properties are served by California Water Service

Sewage Disposal: The properties are served by the Fair Oaks Sewer District

Flood Zone: Zone X, area of minimal flooding

Environmental Evaluation: A request for General Plan Conformity analysis is not a project under the California Environmental Quality Act (CEQA), and is not subject to environmental evaluation. Any future development proposed on the property would need to address relevant CEQA requirements.

Setting: The properties are situated on Middlefield Road, bordered by other commercial properties to the northwest and southeast, and to the rear by medium-density residential development.

DISCUSSION

A. KEY ISSUES

1. Basis for Acquisition

The County proposes to purchase the subject properties with the intent of removing all structures and uses, and constructing a surface parking lot with capacity for approximately 50 to 60 parking spaces. The resultant parking lot would serve the public, offsetting parking spaces removed during the ongoing redesign and improvement of Middlefield Road and addressing the existing parking deficit in the surrounding Middlefield Road commercial areas.

2. Reason for General Plan Conformity Determination

Per California Government Code Section 65402, prior to any acquisition of property for public purpose, the County must request a determination of the acquisition's consistency with the adopted General Plan.

3. Conformance with the San Mateo County General Plan

The properties proposed for acquisition are not in any areas of sensitive habitat, soil or mineral resources, designated visual resource areas, historical or archeological resource areas, or areas with vegetative, water,

fish, or wildlife resources, and the General Plan policies pertaining to these topics do not apply.

The proposed acquisition potentially involves the following General Plan policies, which are addressed herein.

a. North Fair Oaks Community Plan, Circulation and Parking Policies

- (1) Policy 3.2F calls for evaluation of the feasibility of implementing a lane reduction, or “road diet,” for Middlefield Road between Douglas Avenue and 8th Avenue, and reallocating roadway width to provide bike lanes, widened sidewalks, and other amenities.
- (2) Policy 3.5L calls for the exploration of opportunities to expand off-street parking supply by providing County- or privately-owned public parking lots or structures near areas of concentrated parking demand. This could include new surface parking lots or structured parking in commercial districts, or small neighborhood parking lots in residential areas with high parking demand.

Discussion: The road diet contemplated for Middlefield Road is underway. As part of the roadway redesign, diagonal parking spaces are being converted to parallel parking spaces, freeing up additional roadway, but reducing the total number of parking spaces. By helping offset these spaces, the proposed purchase of the subject properties, and future creation of a public parking lot, is consistent with and helps to implement Policy 3.2F of the Community Plan.

The purchase of the subject properties for creation of a public parking lot directly implements Policy 3.5L of the Community Plan, by placing new County-owned parking in an area of concentrated parking demand, in the Middlefield Road commercial district.

b. North Fair Oaks Community Plan, Health and Wellness Policies

- (1) Policy 5.21D calls for reduction of storm water runoff and seasonal flooding in North Fair Oaks to protect water quality in nearby bodies of water through the use of sustainable and green infrastructure design, construction, and maintenance techniques.

Discussion: While this analysis of General Plan conformity applies specifically to the purchase of the parcels, the County intends to redevelop the subject properties as a parking lot, with the intent of including permeable pavers, swales, and other green techniques to reduce and capture runoff from the resultant parking lot, consistent with Policy 5.21D.

c. North Fair Oaks Community Plan, Design Standards and Guidelines

- (1) Community Plan Design Standards and Guidelines, Public Realm Street Design Guidelines Section B,1 states that Middlefield Road lacks street amenities such as trees, landscaping, communal open space, and other beneficial streetscape elements, and that improvements to Middlefield Road can increase overall street safety and access to local businesses, services, and other destinations, while improving the overall design and character of the street.

Discussion: While the County has not developed specific designs for the parking lot that is the intended for future use of the parcels proposed for purchase, the County intends to incorporate elements that will improve the properties' frontage on Middlefield Road, including street trees and other landscaping elements that will improve the overall streetscape and benefit the public, consistent with the overarching goals of Community Plan Section B1.

B. ALTERNATIVES

The alternative to a finding of conformity is for the Planning Commission to find that the proposed purchase does not conform to the County General Plan.

C. ENVIRONMENTAL REVIEW

A request for General Plan Conformity analysis is not a project under the California Environmental Quality Act (CEQA), and is not subject to environmental evaluation. Any future development proposed on the property would need to address relevant CEQA requirements.

D. REVIEWING AGENCIES

Real Property Services Division
County Counsel

ATTACHMENTS

- A. Recommended Findings
B. Vicinity Map

WSG;jlh – WSGAA0277_WJU.DOCX

County of San Mateo
Planning and Building Department

RECOMMENDED FINDING

Permit or Project File Number: PLN 2016-00192

Hearing Date: May 25, 2016

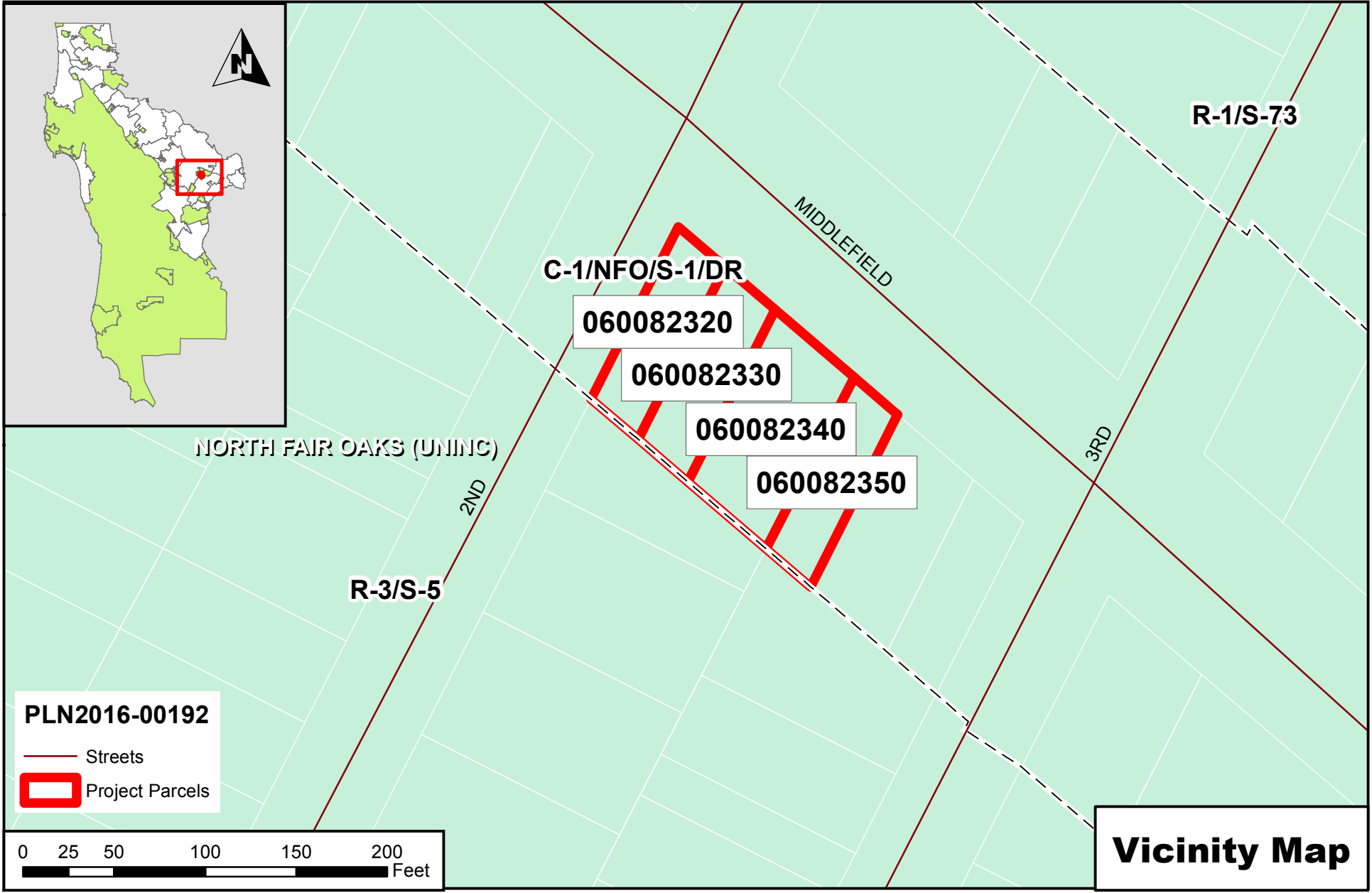
Prepared By: William Gibson
Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDING

1. Find that the County's proposed acquisition of parcels 060-082-320, 060-082-330, 060-082-340, and 060-082-350, at 3060, 3070, and 3080 Middlefield Road in North Fair Oaks, for future use as a public parking lot, conforms to the North Fair Oaks Community Plan Policies Policy 3.2F, 3.5L, and 5.21D, and the goals of Community Plan Chapter 7 Section B1, and is consistent with the County's General Plan.

WSG:jlh – WSGAA0277_WJU.DOCX



ATTACHMENT B