

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

**DATE:** September 24, 2025

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** Consideration of request by the San Mateo County Real Property Division, pursuant to Government Code Section 65402, that the Planning Commission report whether the County's proposed purchase of 0.16 acres of property at 3335 Spring Street (APN 055-101-160) in unincorporated North Fair Oaks, for future use as transitional housing, conforms to the County General Plan.

County File Number: PLN2025-00266

**PROPOSAL**

Consideration of request by the San Mateo County Real Property Division, pursuant to Government Code Section 65402, for a report of whether the County's proposed purchase of 0.16 acres of property at 3335 Spring Street (APN 055-101-160) in unincorporated North Fair Oaks, for future use as transitional housing, conforms to the County General Plan.

**RECOMMENDATION**

That the Planning Commission reports that the County's proposed purchase of 0.16 acres of property at 3335 Spring Street (APN 055-101-160), unincorporated North Fair Oaks, for future use as transitional housing, conforms to the County General Plan.

**BACKGROUND**

Report Prepared By: Will Gibson

Applicant: San Mateo County Real Property Division

Owner: Weng Yue

Public Notification: A notice of the hearing was posted in the San Mateo County Times

Location: 3335 Spring Street, unincorporated Redwood City

APN(s): 055101160

Size: 7,096 square feet (0.16 acres)

Existing Zoning: R-1/S-73

General Plan Designation: Single Family Residential (15 – 24 du/acre)

Sphere-of-Influence: Redwood City

Existing Land Use: The property contains one single-family residence.

Water Supply: Redwood City Municipal Water

Sewage Disposal: Fair Oaks Sewer Maintenance District

Flood Zone: Flood Zone X, area of minimal hazard

Environmental Evaluation: A report that the proposed acquisition of property conforms to the County General Plan is exempt from environmental review because the County's ministerial functions performed under Government Code Section 65402 are not an approval of a project within the meaning of the California Environmental Quality Act (CEQA). Any future action on the subject property would be subject to applicable CEQA requirements.

Setting: The property is located in a fully developed lower-density single-family area of unincorporated North Fair Oaks.

## **DISCUSSION**

### **A. KEY ISSUES**

#### **1. Project Description**

The County of San Mateo proposes to acquire one 0.16-acre property at 3335 Spring Street, APN 055-101-160, in unincorporated North Fair Oaks. The property is located in a fully developed single-family area, roughly one block north of Edison Way and the Dumbarton Rail tracks and one block south of Bay Road.

The County proposes acquiring the property for use by the County Human Service Agency's Daybreak Housing Youth Services Program, providing transitional housing for youth at risk of homelessness. The site is intended to remain in residential use, and no other development on the property is contemplated.

Per California Government Code Section 65402, prior to acquisition of property, the County must request analysis of the proposed acquisition's conformity with the County General Plan.

2. Analysis

Because the subject property is already developed, and no change of the current residential use is proposed, the proposed acquisition does not implicate the General Plan's Vegetative, Fish and Wildlife Resources policies, Soil Resources policies, Mineral Resources policies; Visual Quality policies, Water Supply policies, Wastewater policies, Transportation policies, Solid Waste policies, Natural Hazards policies, Man-Made Hazards policies, or Climate Element policies.

The subject property is in the designated urban area of the County and does not implicate the General Plan's Rural Land Use policies.

The subject property contains no identified historic or archaeological resources and does not implicate the General Plan's Historical and Archaeological policies.

The proposed acquisition is an existing residence in a developed residential area. The acquisition potentially implicates General Plan Urban Land Use Policy 8.36, (*Uses*), which encourages the County to allow uses in zoning districts that are consistent with the overall land use designation. As the proposed acquisition and future use will retain the residential nature of the property in a residential zoning district, the acquisition is consistent with this policy.

B. SUMMARY

The proposed acquisition does not conflict with any policies of the County General Plan. Any future change of use or development on the property would be regulated by relevant County ordinances, would require relevant permits, and would be subject to review by relevant agencies. All aspects of the acquisition are consistent with the County General Plan.

C. ALTERNATIVES

The alternative to a report of conformity with the General Plan is for the Planning Commission to report that the proposed acquisition does not conform to the policies of the County General Plan. Another alternative is to take no action. Upon expiration of 40 days from submittal, failure to make a report will be deemed a finding that the acquisition as described in the submittal is in conformity with the adopted General Plan.

D. ENVIRONMENTAL REVIEW

A report that the proposed acquisition of property conforms to the County General Plan is exempt from environmental review because the County's ministerial functions performed under Government Code Section 65402 are not an approval of a project within the meaning of the California Environmental Quality Act (CEQA). Any future action on the subject property would be subject to applicable CEQA requirements.

E. REVIEWING AGENCIES

County Attorney's Office

**ATTACHMENTS**

- A. Findings
- B. Site Location Map

County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN2025-00266      Hearing Date: September 24, 2025

Prepared By: Will Gibson

For Adoption By: Planning Commission


**RECOMMENDED FINDINGS**

That the Planning Commission reports that the County's proposed purchase of 0.16 acres of property at 3335 Spring Street (APN 055-101-160), unincorporated North Fair Oaks, for future use as transitional housing, conforms to the County General Plan.



0.14 0 0.07 0.14 Miles

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