

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

DATE: August 12, 2026

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a 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 0.5 acres of property on Carlos Street (APNs 037-022-240 and 037-022-250) in the unincorporated Midcoast, for potential future use as public right of way, conforms to the County General Plan.

County File Number: GPC2026-00003

PROPOSAL

Consideration of a 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 0.5 acres of property on Carlos Street (APNs 037-022-240 and 037-022-250) in the unincorporated Midcoast, for potential future use as public right of way, conforms to the County General Plan.

RECOMMENDATION

Report that the County's proposed purchase of 0.5 acres of property on Carlos Street (APNs 037-022-240 and 037-022-250) in the unincorporated Midcoast, for potential future use as public right of way, conforms to the County General Plan.

BACKGROUND

Report Prepared By: Will Gibson

Applicant: San Mateo County Real Property Division

Owner: Mark S Robinson, Dennis D Robinson, Kerry Robinson Melton, Craig Robinson

Public Notification: A notice for the hearing posted in a newspaper of general public circulation

Location: Unincorporated Midcoast between Moss Beach and Montara, adjacent to Carlos Street to the northeast side, just east of the junction with Cabrillo Hwy (Hwy 1)

APN(s): 037-022-240, 037-022-250

Size: 0.5 acres

Existing Zoning: R-1/S-17/DR/CD

General Plan Designation: N/A

Local Coastal Plan Designation: Midcoast Project Area

Sphere-of-Influence: Half Moon Bay

Existing Land Use: Vacant

Flood Zone: X, area of minimal hazard, FIRM Panel 06081C0117F

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 parcels are located in the unincorporated Midcoast, near the junction of Carlos Street and Highway 1. The property is undeveloped with significant tree cover, surrounded by a variety of undeveloped parcels with tree cover and other vegetation, and some parcels developed with low density residential uses

DISCUSSION

A. KEY ISSUES

1. Project Description

The County of San Mateo proposes to acquire two parcels, APNs 037-022-240 and 037-022-250, totaling 0.5 acres in the unincorporated Midcoast near the junction of Carlos Street and Hwy 1. The properties are directly adjacent to Carlos Street and are undeveloped.

The County proposes acquiring the property for potential future use as public right-of-way. The County is currently working with the San Mateo County Transportation Authority and Caltrans on the Moss Beach State Route 1 Congestion and Safety Improvements Project ("Project"), implementing recommendations from the County's Connect the Coastside Transportation Management Plan, adopted by the County Board of Supervisors in 2022. The project intends to improve safety and mobility on

and across Hwy 1 from 14th Street in Montara to Marine Boulevard in Moss Beach, with various recommended improvements to Hwy 1 and adjacent streets, including but not limited to roundabouts and/or signals, dedicated turn lanes, high-visibility crosswalks, sidewalks, bus stop enhancements, bicycle and pedestrian path, and bike lanes.

While the full scope and precise details of improvements have not yet been determined, various improvements contemplated by the Project include modifications to Hwy 1 between 16th Street and Carlos Street, including roadway realignments, infrastructure installation, and other changes that may require additional public right-of-way on and around Hwy 1. On acquisition, the subject parcels would be held for this purpose, but could be put to other uses to be determined should they ultimately not be required for the Project.

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. Any development of the parcels subsequent to acquisition would require further analysis and approvals through the permitting processes applicable to such development.

2. Analysis

General Plan Policies.

Acquisition of the subject parcels does not implicate the General Plan's Vegetative, Fish and Wildlife Resources policies, Soil Resources policies, Mineral Resources policies, Water Supply policies, Wastewater policies, Solid Waste policies, Natural Hazards policies, Man-Made Hazards policies, Climate Element policies, or Historical and Archaeological policies.

The subject parcels are located in the Cabrillo Hwy/Hwy 1 scenic corridor. The following Visual Quality policies are potentially applicable.

4.15 Appearance of New Development

- a. Regulate development to promote and enhance good design, site relationships and other aesthetic considerations.
- b. Regulate land divisions to promote visually attractive development.

4.22 Scenic Corridors

- Protect and enhance the visual quality of scenic corridors by managing the location and appearance of structural development.

At present, no development is proposed on the subject parcels. Policies 4.15 and 4.22 would apply to future development, should such development be proposed.

Local Coastal Program Policies

Because the subject parcels are located in the County's Coastal Zone, Local Coastal Program policies are also applicable. The following policies are potentially implicated.

8.5 Location of Development

- On rural lands and urban parcels larger than 20,000 sq. ft.: a. Require that new development be located on a portion of a parcel where the development: (1) is least visible from State and County Scenic Roads; (2) is least likely to significantly impact views from public viewpoints; and (3) is consistent with all other LCP requirements, best preserves the visual and open space qualities of the parcel overall. Where conflicts in complying with this requirement occur, resolve them in a manner which, on balance, most protects significant coastal resources on the parcel, consistent with Coastal Act Section 30007.5.

8.13 (5) Special Design Guidelines for Coastal Communities

- To the extent feasible, design development to minimize the blocking of views to or along the ocean shoreline from Highway 1 and other public viewpoints between Highway 1 and the sea. Public viewpoints include coastal roads, roadside rests and vista points, recreation areas, trails, coastal accessways, and beaches. This provision shall not apply in areas west of Denniston Creek zoned either Coastsides Commercial Recreation or Waterfront.

While the subject parcels are within the Cabrillo Hwy scenic corridor, no development is currently proposed. Future development would be assessed for consistency with policies 8.5 and 8.13 (5).

10.35.c Priorities for Public Acquisition and Development

- Before public expenditures are made, assess the potential for adjacent private development to provide access improvements. Spend public money in areas where required improvements exceed what could be expected from private development.

The subject parcels are located between two public rights-of-way. There is no adjacent development that could provide additional access, and no prospect of private provision of right-of-way through or including these parcels. The acquisition is consistent with Policy 10.35.c.

B. SUMMARY

The proposed acquisition does not conflict with any policies of the County General Plan, or the Local Coastal Program. 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. Recommendation
- B. Site Location Map

County of San Mateo
Planning and Building Department

RECOMMENDATION

Permit or Project File Number: GPC2026-00003

Hearing Date: August 12, 2026

Prepared By: Will Gibson

For Adoption By: Planning Commission

RECOMMENDATION

That the Planning Commission report that the County's proposed purchase of 0.5 acres of property on Carlos Street (APNs 037-022-240 and 037-022-250) in the unincorporated Midcoast, for potential future use as public right of way, conforms to the County General Plan.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



0.07 0 0.04 0.07 Miles

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