

COUNTY OF SAN MATEO
PLANNING AND BUILDING DIVISION

Date: December 16, 2022

To: Zoning Hearing Officer

From: Planning Staff

Subject: Consideration of a Use Permit, pursuant to Section 6500(a) of the County Zoning Regulations, for the establishment of a medical clinic within existing office space at 3130 Alpine Road (Ladera Country Shopper mall), in the unincorporated Ladera area of San Mateo County.

County File Number: PLN 2021-00358 (Sinnott)

PROPOSAL

The applicant, Sam Sinnott, has applied for a Use Permit to convert an existing, unoccupied suite within the Ladera Country Shopper from a general office use to a primary care outpatient medical clinic. Section 6251(a) (C-1 zoning district – Uses Permitted) stipulates that hospitals, rest homes, sanitariums, and clinics require a Use Permit to operate as provided by Chapter 24 of the Zoning Regulations. This project is not located in the Coastal Zone.

The applicant is proposing only minimal interior changes to the existing office space. There will be no expansion of the building's footprint or height. Proposed signage will be consistent with that used throughout the Ladera Country Shopper. The applicant is proposing to have no more than eight employees on sight, with a maximum occupancy of 18 people.

RECOMMENDATION

Approve the Use Permit, County File Number PLN 2021-00358, by adopting the required findings and conditions of approval in Attachment A.

BACKGROUND

Report Prepared By: Michael Schaller, Project Planner, Telephone 650/363-1849

Applicant: Sam Sinnott

Owner: 3130 Alpine LLC

Location: 3130 Alpine Road, Suite 200; Ladera

APN: 077-160-610

General Plan Designation: Neighborhood Commercial

Zoning: Neighborhood Commercial/5,000 sq. ft. minimum parcel size (C-1/S-1)

Flood Zone: Zone X (Areas of minimal flood hazard), FEMA Community Panel 06081C-0314E, Effective Date: October 16, 2012.

Existing Land Use: Vacant office space

Environmental Evaluation: This project is categorically exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act related to the leasing, licensing, or minor alteration of existing public or private structures or facilities, involving negligible or no expansion of use.

Setting: The project site is a previously developed strip shopping mall known as the Ladera Country Shopper. Surrounding the commercial buildings is an extensive parking lot with approximately 100 spaces. Adjacent uses within the complex include an optometrist's office, a bank and several restaurants.

DISCUSSION

A. KEY ISSUES

1. Conformance with the County General Plan

Staff has determined that the project complies with all applicable General Plan Policies, specifically:

General Land Use Policies

Policy 7.15 (*Designation of Land Uses*). This policy describes the Neighborhood Commercial land use designation as including trade and distribution uses (including but not limited to retail trade) and service uses (including but not limited to business and professional offices). The proposed use, a primary care outpatient medical clinic, can be considered a professional office in this instance and is therefore compatible with this General Plan land use designation.

2. Compliance with C-1/S-1 Zoning Regulations

a. Permitted uses

Per Section 6251(a)(1) of the Zoning Regulations, hospitals, rest homes, sanitariums, and clinics require a Use Permit in order to be established or operate within a C-1 (Neighborhood Commercial) zoning district. Evidence in support of the Use Permit findings is discussed below.

b. Development Standards

The building and space in which the applicant proposes to establish the clinic is existing and conforms to the minimal setback requirements outlined in the C-1 regulations. No expansion of building footprint or height is proposed.

c. Parking Standards

Per Section 6119 (*Parking Spaces Required*), Medical or Dental Clinics, Banks, Business Offices, and Professional Offices are required to provide one parking space for each 200 sq. ft. of floor area. The previous occupant of the project suite was a financial services business, which would fall into the "Business Offices" category. The proposed use, a primary care outpatient medical clinic, also falls into this category. Thus, the proposed change in use does not trigger an increase in the number of required parking spaces at the Ladera Country Shopper. It should be noted that the "Shopper" was originally constructed in 1957 and predates the parking standards of Section 6119 which were adopted in 1961.

3. Use Permit Findings

As discussed above, medical clinics are not principally permitted uses within the C-1 zoning district. However, they may be established with the granting of a Use Permit per Section 6500(a) (*Use Permits*). To approve this Use Permit, the Zoning Hearing Officer must make the following finding:

That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood.

As noted under the project setting section, there are two medical office uses within adjacent suites at the "Shopper". This type of professional office use is already established at this location. The proposed outpatient clinic will provide a convenient and less stressful setting for patients of the clinic as opposed to visiting their doctors at a major medical facility. The applicant is not proposing the use of more intensive medical equipment such as MRI machines, thus reducing the potential impact upon other adjacent uses. As discussed under the parking section, the change of use will not increase the amount of required parking per the County parking regulations.

C. ENVIRONMENTAL REVIEW

This project is categorically exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act related to the leasing, licensing, or minor alteration of existing public or private structures or facilities, involving negligible or no expansion of use.

D. REVIEWING AGENCIES

Woodside Fire Protection District
Building Department

ATTACHMENTS

- A) Recommended Findings and Conditions of Approval
- B) Location Map
- C) Site Plan
- D) Floor Plan

County of San Mateo
Planning and Building Division

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Project File Number: PLN 2021-00358

Hearing Date: December 16, 2022

Prepared By: Michael Schaller
Senior Planner

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. Categorically exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act related to the leasing, licensing, or minor alteration of existing public or private structures or facilities, involving negligible or no expansion of use.

Regarding the Use Permit, Find:

2. That the establishment and conducting of the proposed use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in said neighborhood. As noted under the project setting section, there are two medical office uses within adjacent suites at the "Shopper". This type of professional office use is already established at this location. The proposed outpatient clinic will provide a convenient and less stressful setting for patients of the clinic as opposed to visiting their doctors at a major medical facility. The applicant is not proposing the use of more intensive medical equipment such as MRI machines, thus reducing the potential impact upon other adjacent uses. As discussed under the parking section, the change of use will not increase the amount of required parking per the County parking regulations.

RECOMMENDED CONDITIONS OF APPROVAL

Planning Division

1. The approval applies only to the proposal as described in this report and materials submitted for review and approval by the Zoning Hearing Officer on December 16, 2022. The Community Development Director may approve minor revisions or modifications to the project if they are found to be consistent with the intent of and in substantial conformance with this approval. This Use Permit is non-renewable.



County of San Mateo - Planning and Building Department

ATTACHMENT B

Ladera Recreation District

Woodland School

Libby Raab Architecture

Wells Fargo ATM

Stanford Primary
Care in Portola Valley

Ladera Oaks Swim
& Tennis Club

Ladera Community
Church UCC

3130
ALPINE RD,
SUITE 200

3130 Alp
Valley, CA

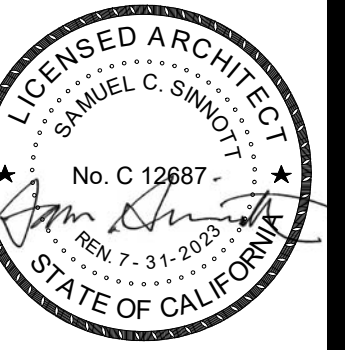
Google



County of San Mateo - Planning and Building Department

ATTACHMENT C

PROPOSE USE OF OFFICE AS MEDICAL OFFICE: ZoBeau Enterprises



PROPOSE USE OF OFFICE AS MEDICAL OFFICE

ZoBeau Enterprises

3130 ALPINE ROAD, SUITE 200, PORTOLA VALLEY, CA 94028

PROJECT DATA & SITE PLAN

ISSUE NO.	REV. NO.	ISSUE DATE
1	0	21.08.19

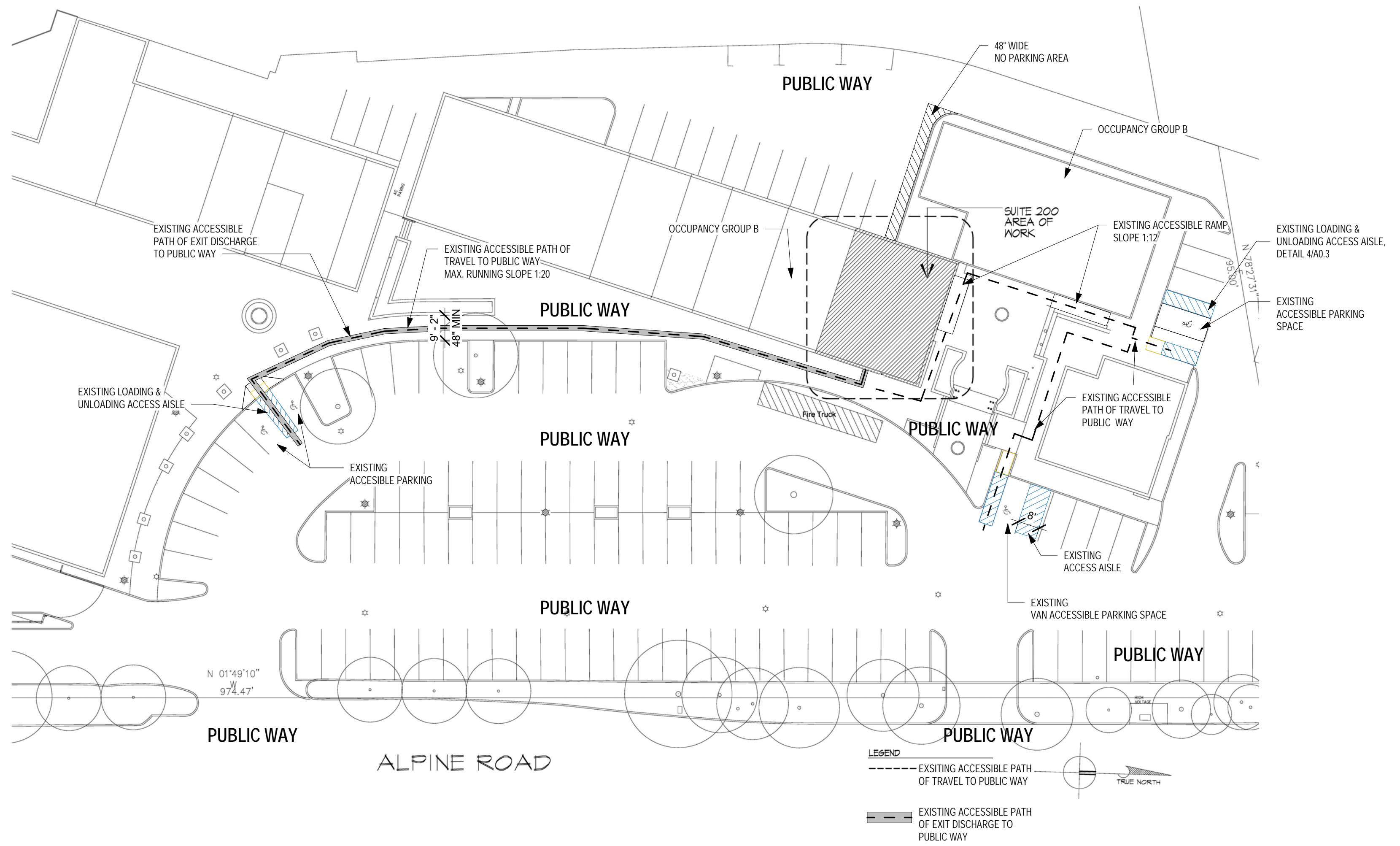
JOB NO. 2009

DATE: 21.08.19

SCALE: As indicated

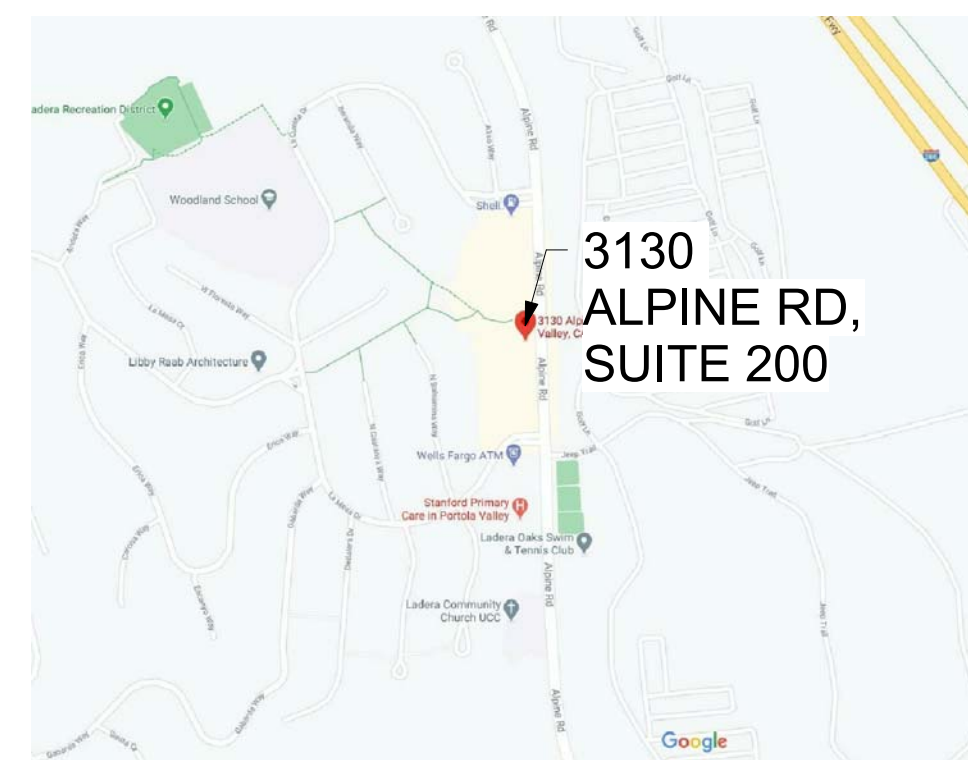
SHEET NO.

A0.1



1 EXISTING SITE PLAN
1" = 30'-0"

VICINITY MAP



PROJECT DATA

OWNER	CRESCENDO MEDICAL ZoBeau Enterprises
PROJECT'S ADDRESS	3130 ALPINE ROAD, SUITE 200 PORTOLA VALLEY, CA 94028
OWNER'S MAILING ADDRESS	205 DE ANZA BLVD # 4 SAN MATEO, CA 94402
APN	077-160-610
ZONING	C-1 / S-1
OCCUPANCY GROUP	B
(E) OCCUPANCY GROUP	B
TYPE OF CONSTRUCTION	V-B
FLOOR AREA	
EXISTING FLOOR AREA	1890.0 SF
PROPOSED FLOOR AREA	1890.0 SF
FIRE SPRINKLERS	
EXISTING SYSTEM	YES
PARKING SPACES	
EXISTING SPACES	100
EXISTING ACCESSIBLE SPACES	4

SHEET INDEX

A0.1	PROJEC DATA & SITE PLAN
A1.1	EXISTING AND PROPOSED FLOOR PLAN

OCCUPANT LOAD

EXISTING	
BUSINESS	= OCCUPANCY GROUP B
EXISTING OCCUPANTS	= 14 OCCUPANTS
PROPOSAL	
MEDICAL CARE	= OCCUPANCY GROUP B
APPROX. OCC SPACE	= 1,320.0 SF
OCCUPANT LOAD FACTOR	= 100
	= 13.2 OCCUPANTS
APPROX. OCC SPACE KITCHEN	= 66.0 SF
OCCUPANT LOAD FACTOR	= 15
	= 4.4 OCCUPANTS
TOTAL OCCUPANTS	= 17.6 OCCUPANTS

BUILDING CODES :

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA EXISTING BUILDING CODE
- 2019 CALIFORNIA GREEN BUILDING CODE
- 2019 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODES
- COUNTY ORDINANCE
- INTERNATIONAL BUILDING CODE

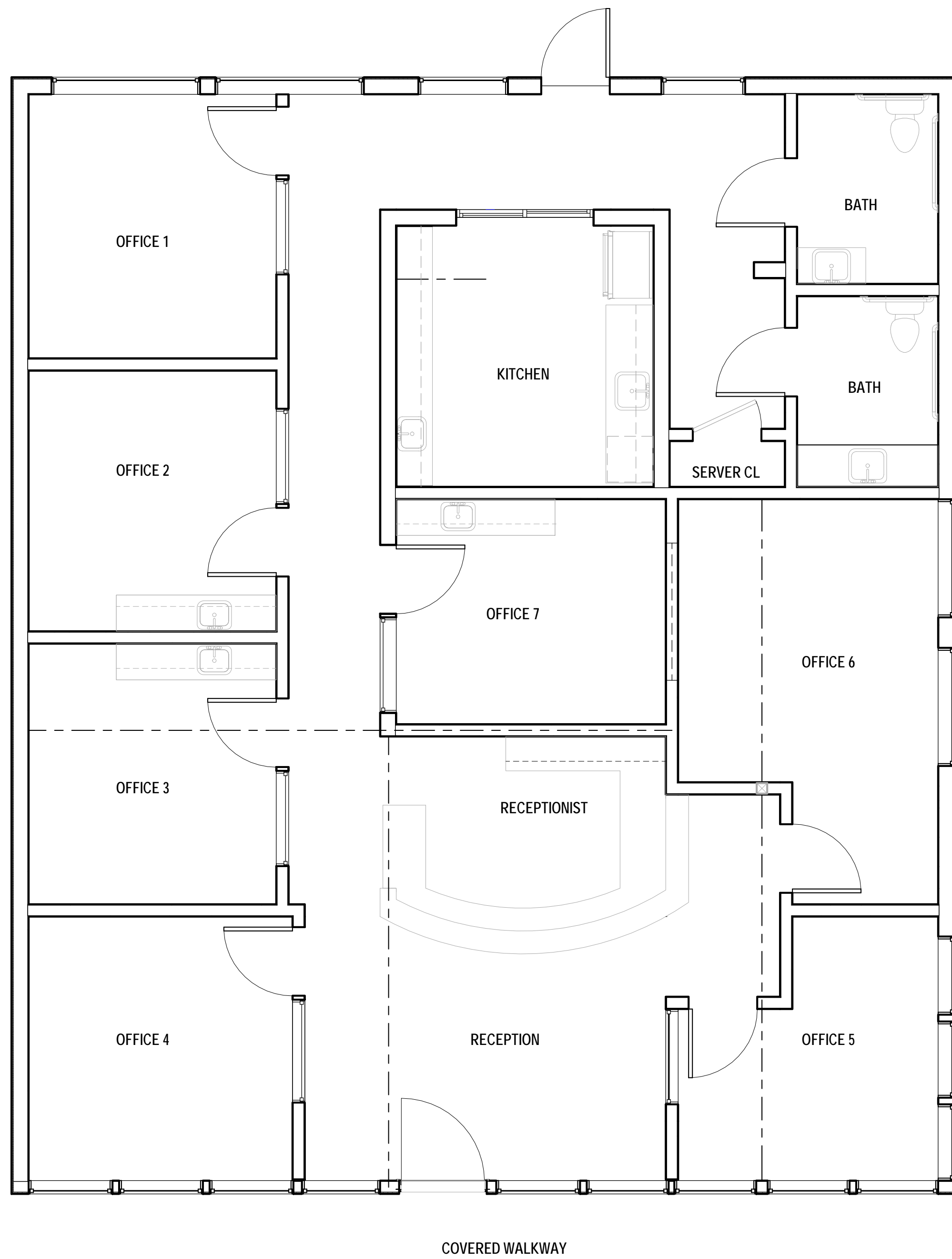
SCOPE OF WORK :

- CONVERT EXISTING OFFICE LAYOUT TO A MEDICAL OFFICE WITH 4 OFFICE ROOMS, 3 EXAM ROOMS, 1 LAB AND 1 NURSE STATION
- EXISTING RECEPTION, KITCHEN AND BATHROOMS REMAIN.
- NO STRUCTURAL WORKED INVOLVED

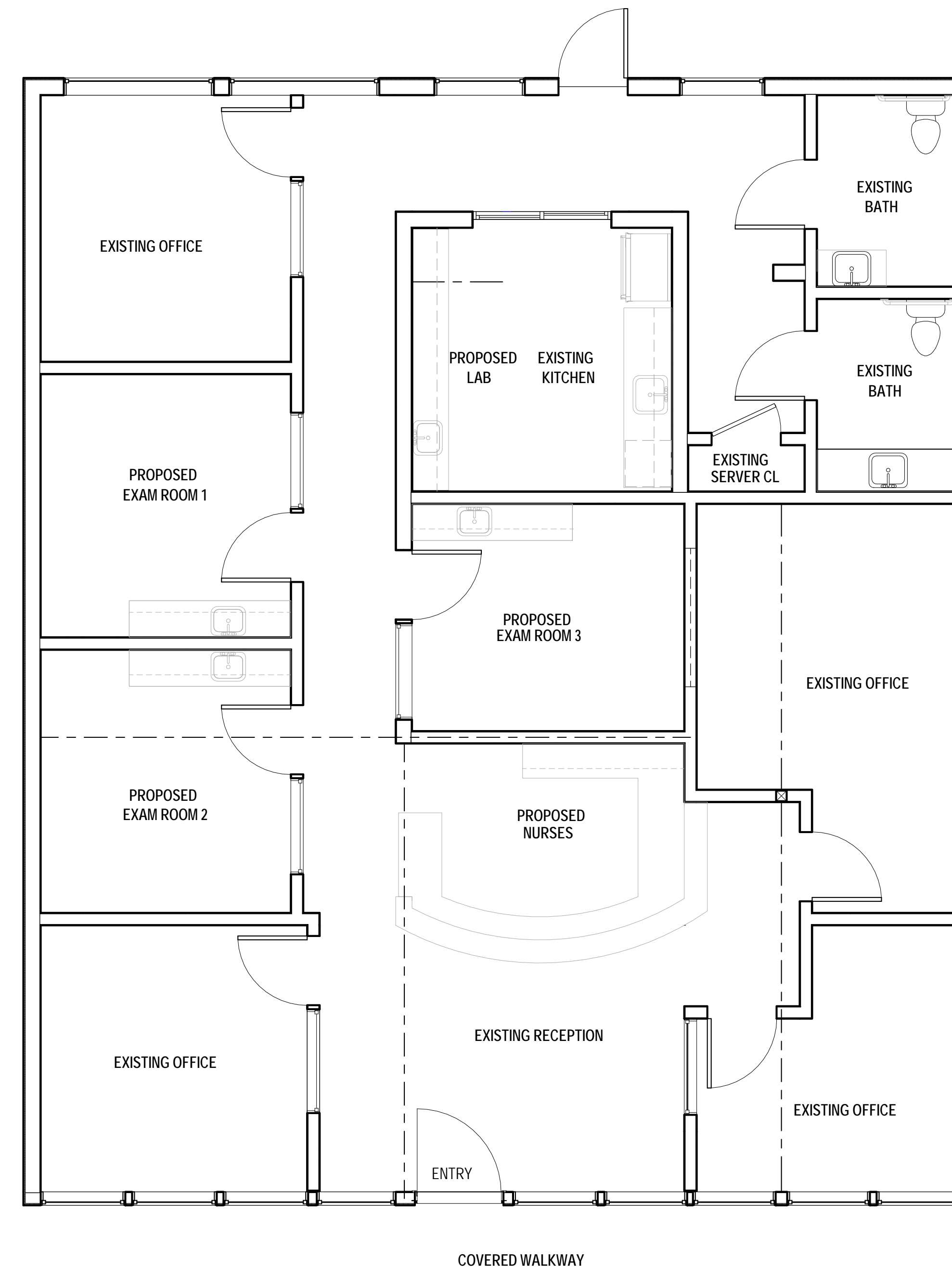


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ATTACHMENT D



② EXISTING FLOOR PLAN
1/4" = 1'-0"



① PROPOSED FLOOR PLAN
1/4" = 1'-0"



PROPOSE USE OF OFFICE AS MEDICAL OFFICE

ZoBeau Enterprises

3130 ALPINE ROAD, SUITE 200, PORTOLA VALLEY, CA 94028

EXISTING AND PROPOSED FLOOR PLAN

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