

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

DATE: January 5, 2017

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Use Permit, pursuant to Section 6500 of the San Mateo County Zoning Regulations to allow a café and retail sales to occur within the existing commercial Cocola Bakery located at 2490 Middlefield Road in the unincorporated North Fair Oaks community of San Mateo County.

County File Number: PLN 2016-00231 (Cocola Bakery)

PROPOSAL

The applicant proposes to add a café consisting of four tables and eight chairs and allow retail sales of baked goods, coffee and sandwiches to occur within the existing commercial Cocola Bakery which occupies an existing 7,973 sq. ft. building. No exterior changes to the building are proposed.

RECOMMENDATION

Staff is recommending that the Zoning Hearing Officer approve the Use Permit, County File Number PLN 2016-00231, by making the required findings and adopting the conditions of approval listed in Attachment A of this report.

BACKGROUND

Report Prepared By: Tiare Peña, Project Planner, Telephone: 650/363-1850

Applicant/Owner: Amir Aliabadi/Cocola Bakery

Location: 2490 Middlefield Road

APN: 054-111-070

Size: 8,400 sq. ft.

Existing Zoning: M-1 (Light Industrial)

General Plan Designation: Industrial

Sphere-of-Influence: Redwood City

Existing Land Use: Commercial Bakery

Water Supply: Water is provided via an existing connection with the City of Redwood City.

Sewage Disposal: Sewage disposal is provided via an existing connection with the Fair Oaks Sewer Maintenance District.

Flood Zone: Flood Zone X, area of minimum flooding: Panel Number 06081C0302 E, Effective date: October 16, 2012.

Environmental Evaluation: This project is exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) related to existing facilities.

Setting: The building/bakery is along the heavily traveled Middlefield Road corridor and is located amongst light industrial businesses. Middlefield Road is identified in the North Fair Oaks Community Plan as a “Destination Street” and is recognized as the heart of North Fair Oaks, where locally-oriented mixed use and community amenities currently exist.

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

Staff has determined that the project complies with all applicable General Plan Policies with specific discussion of the following:

Chapter 8 - Urban Land Use Policies

General Plan Policy 8.1 (*Urban Land Use Policies*) encourages the planning of compatible and harmonious arrangement of land uses in urban areas by providing a type and mix of functionally well-integrated land uses which meet general social and economic needs. The North Fair Oaks Community Plan approved in 2011 promotes community gathering places that are consistent with neighborhood level uses. This bakery/café meets the intent of this goal.

Land Use Objectives for Urban Communities

General Plan Policy 8.2 (*Land Use Objectives for Urban Communities*) encourages the planning of communities to be balanced, self-contained

areas with a sufficient mix of urban land uses to support the internal housing, employment, shopping, and recreation needs of the community.

2. Conformance with the North Fair Oaks Community Plan

The area along Middlefield Road from 1st Avenue to the western edge of North Fair Oaks is designated to be rezoned as an area of higher density development with a mix of commercial, residential, public, and institutional uses. The bakery/café represents the mix of commercial uses as described in the North Fair Oaks Community Plan. However, the rezoning of this portion of Middlefield Road will occur during Phase III of implementation which is anticipated to be completed in 2017.

B. COMPLIANCE WITH THE ZONING REGULATIONS

1. Compliance with Regulations for M-1 Zoned Parcel

The subject property is Zoned M-1 (Light Industrial). The bakery is a permitted use in the M-1 District. Section 6271(b) of the Zoning Regulations stipulates that restaurants are permitted within this Zoning District subject to a Conditional Use Permit.

2. Compliance with the Parking Requirements

The café will be located within an existing 7,937 sq. ft. building that currently is used as a commercial bakery. The current use as a bakery requires four parking spaces (one space for each 2,000 sq. ft. of floor area). The café consisting of four tables and eight seats will require an additional three parking spaces (one space for each three seats or stools), for a total of seven spaces. There are sixteen parking spaces on-site, therefore, the requirements are met.

3. Compliance with the North Fair Oaks Design Review Standards

No exterior construction or alterations are proposed at this time, therefore, the existing building complies with the design standards.

C. COMPLIANCE WITH USE PERMIT REGULATIONS

In order to approve this Use Permit Renewal, the Zoning Hearing Officer must make the following finding:

1. *That the establishment, maintenance, and/or conducting of the 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.*

Staff has determined that the project meets use permit findings requirements because it complies with the North Fair Oaks Plan, the parking requirements for such use, and also provides members of the community an opportunity to gather together. This use will not be detrimental to the public welfare and will improve the travel corridor along Middlefield Road, therefore, this finding can be made.

D. ENVIRONMENTAL REVIEW

The project is categorically exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act related to existing facilities.

E. NORTH FAIR OAKS COMMUNITY COUNCIL

Due to scheduling conflicts, this project was not reviewed by the North Fair Oaks Council. A referral was sent to the Council for review, and no comments were received.

F. REVIEWING AGENCIES

REVIEWING AGENCY	RECOMMENDATION	CONDITIONS
Building Inspection Section	Approval	None
Department of Public Works	Approval	None
Redwood City Fire Protection	Approval	None
Environmental Health Division	Approval	Yes

ATTACHMENTS

- A. Recommend Findings and Conditions of Approval
- B. Vicinity Map
- C. Floor Plan / Interior Elevations
- D. Site Plan

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2016-00231

Hearing Date: January 5, 2017

Prepared By: Tiare Peña
Project Planner

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the project is exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) related to existing facilities.

Regarding the Use Permit, Find:

2. That the establishment, maintenance, and/or conducting of the 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 because it provides an opportunity for the community to leisurely gather together.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval is for the project described in the plans and documents submitted to the Planning Department on May 31, 2016. Any revisions to these plans must be submitted to the Planning Department for review and approval prior to implementation. Minor adjustments to the project may be approved by the Community Development Director if they are consistent with the intent of and are in substantial conformance with this approval. Any other developments on the property will be subject to a separate process.
2. This Use Permit shall be valid for a seven-year period and shall expire on December 15, 2023. If the applicant wishes to renew this use permit at that time, an application for renewal shall be submitted at least six months prior to the expiration date. An administrative review of this permit shall be required in December 2019.

3. The café/retail service portion of the existing commercial bakery shall be for “take-out” service and on-premises food consumption, and shall not exceed eight chairs.
4. The hours of operation for the café/retail sales shall be limited to 8:00 a.m. to 6:00 p.m. daily.
5. The applicant shall identify the required seven on-site parking spaces to be used for customers of the café.

Redwood City Fire Department

6. The Redwood City Fire Marshal shall annually inspect the facility and confirm that the required fire protection systems are in place and in working order.

Environmental Health Division

7. The ceiling finish must be of smooth, cleanable, and permanent surface.

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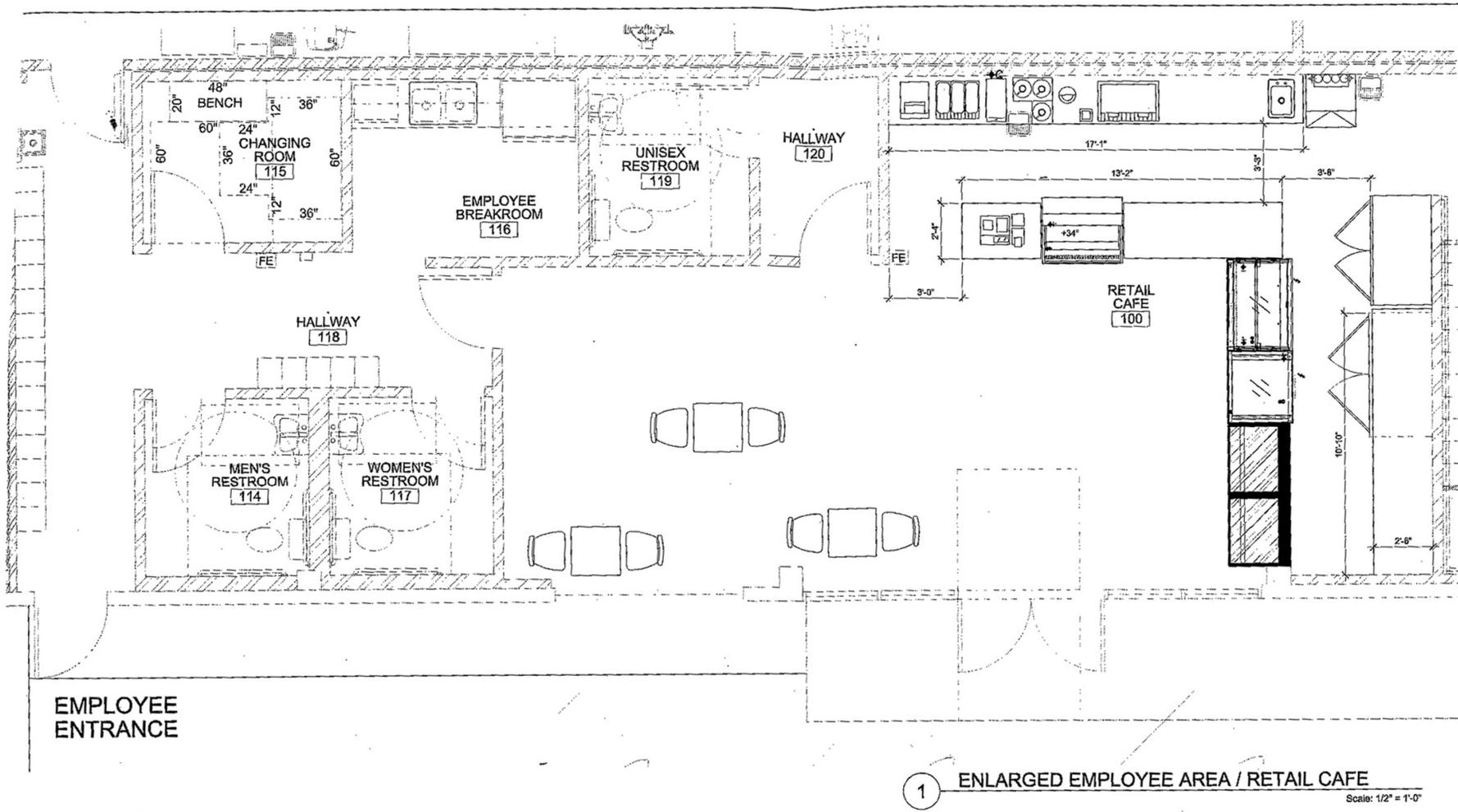


San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____

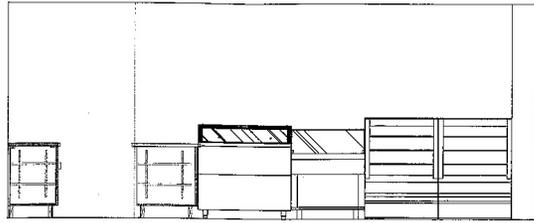


San Mateo County Zoning Hearing Officer Meeting

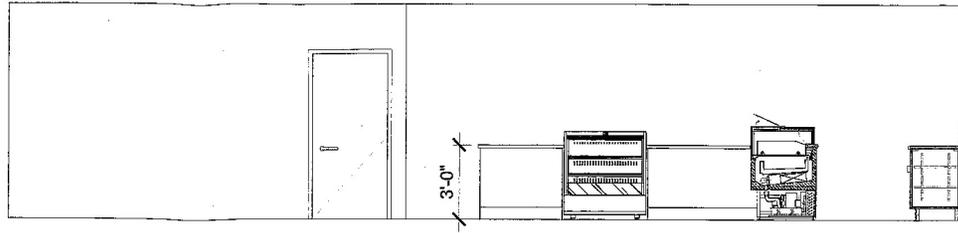
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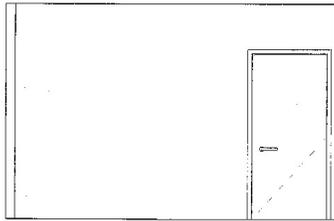
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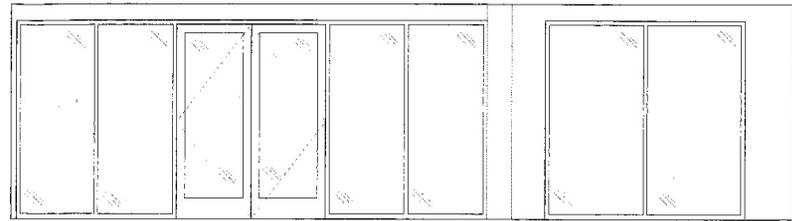
2 INTERIOR ELEVATION AT RETAIL CAFE
Scale: 1/2" = 1'-0"



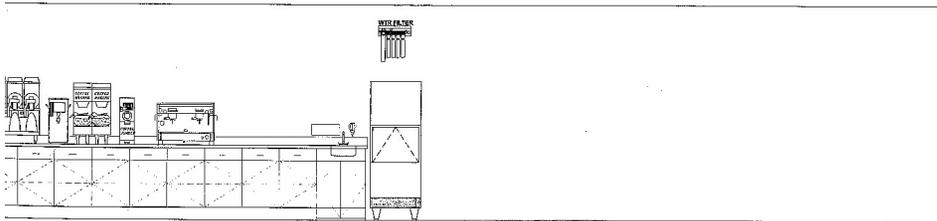
1 INTERIOR ELEVATION AT RETAIL CAFE
Scale: 1/2" = 1'-0"



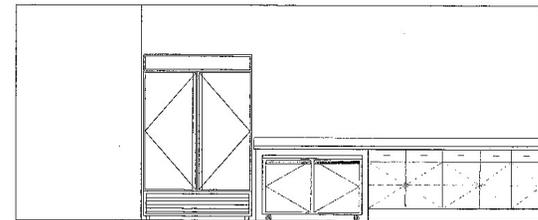
4 INTERIOR ELEVATION
Scale: 1/2" = 1'-0"



3 INTERIOR ELEVATION
Scale: 1/2" = 1'-0"



5 INTERIOR ELEVATION AT RETAIL CAFE
Scale: 1/2" = 1'-0"



6 INTERIOR ELEVATION AT RETAIL CAFE
Scale: 1/2" = 1'-0"

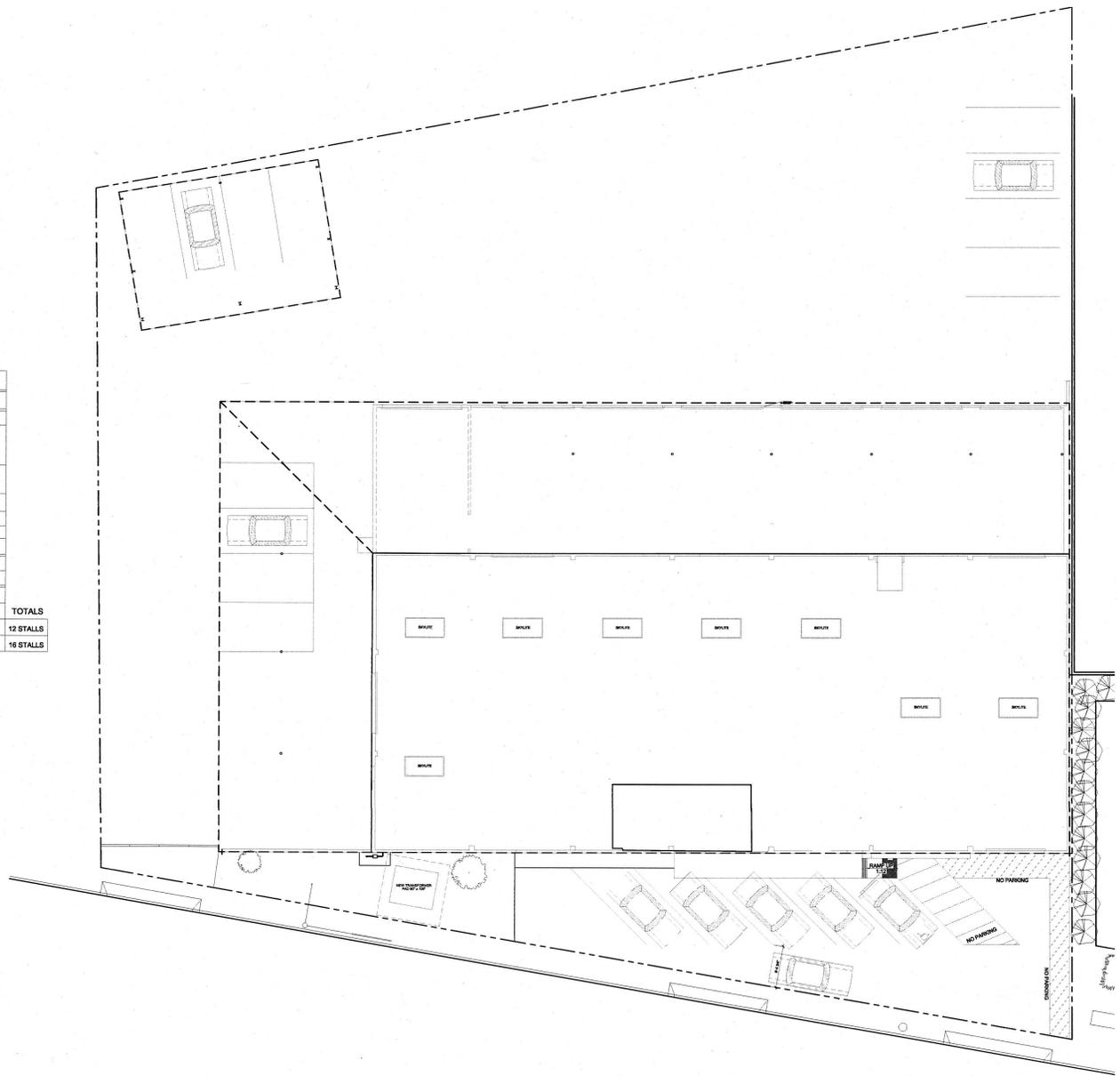
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Attachment: _____

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PARKING CALCULATION SCHEDULE			
GROUND FLOOR	INDUSTRIAL	OFFICE	ACCESSORY
KITCHEN	6,295.44	-	-
STORAGE	118.01	-	-
	802.58	-	-
	4,066.45	-	-
RESTROOMS	-	-	104.90
OFFICE	-	347.74	126.60
RETAIL CAFE	6 CHAIRS = 2 STALLS		
MEZZANINE			
PACKAGING	3,279.61	-	-
RESTROOMS	-	-	126.60
TOTALS	14,562.09	347.74	358.10
PARKING FACTOR	2,000	200	-
TOTAL PARKING REQUIRED	9 STALLS	3 STALLS	-
TOTAL PARKING PROVIDED	9 STALLS	3 STALLS	-
			TOTALS
			12 STALLS
			16 STALLS



1 SITE PLAN

Scale: 1/8" = 1'-0"

San Mateo County Zoning Hearing Officer Meeting

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Attachment: _____

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