



NORTH FAIR OAKS COMMUNITY COUNCIL

ITEM # 5

Owner/Applicant: **Julio Kluss/ Rodrigo M.: The Empanadas King**
File Numbers: . . . **PLN 2021-00268**
Location: **2992 Spring Street Unit D, Redwood City, CA 94063**
APN: **054-193-120**

Project Description:

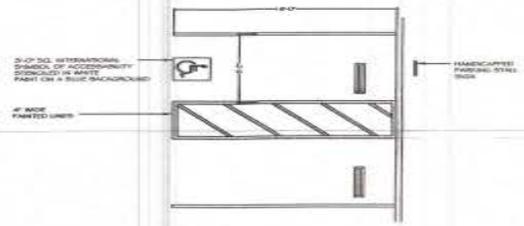
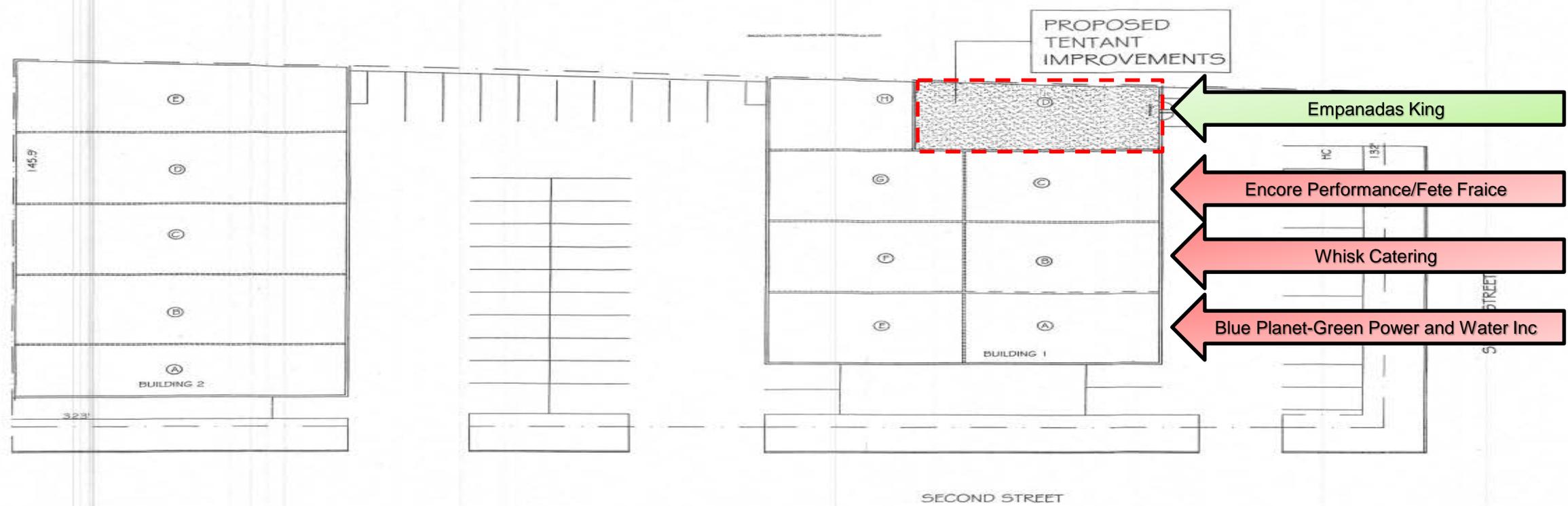
Consideration of a Use Permit, pursuant to Section 6500 of the San Mateo County Zoning Code, to permit a 20-seat restaurant in association with an existing wholesale food products supplier (The Empanadas King) in the M-1/NFO Zoning District located at 2992 Spring Street, Unit D in the unincorporated North Fair Oaks area of San Mateo County.



**COUNTY OF
SAN MATEO**

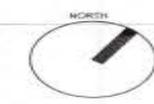


PROJECT SETTING



SITE PLAN

SCALE 1/8" = 1'-0"



SAN MATEO COUNTY
ENVIRONMENTAL HEALTH
FEB 04 2019
RECEIVED

NOTICE
This application and plan submitted
will be returned 18 months from
the above date if not returned.

REVISIONS
1) 12.5.10

DESIGN GROUP
MONDRAGON PARTNERSHIP
5 FAIR DRIVE
SAN RAFAEL
CALIFORNIA



SHEET TITLE
SITE PLAN

ADDRESS
2992 SPRING
REDWOOD CITY
CALIFORNIA 94015

OWNER
JULIO KLUSS
2992 SPRING
REDWOOD CITY
CALIFORNIA 94015

DATE: 5.14.10
DRAWN: JHM
CHECKED:

AI



PROJECT PROPOSAL

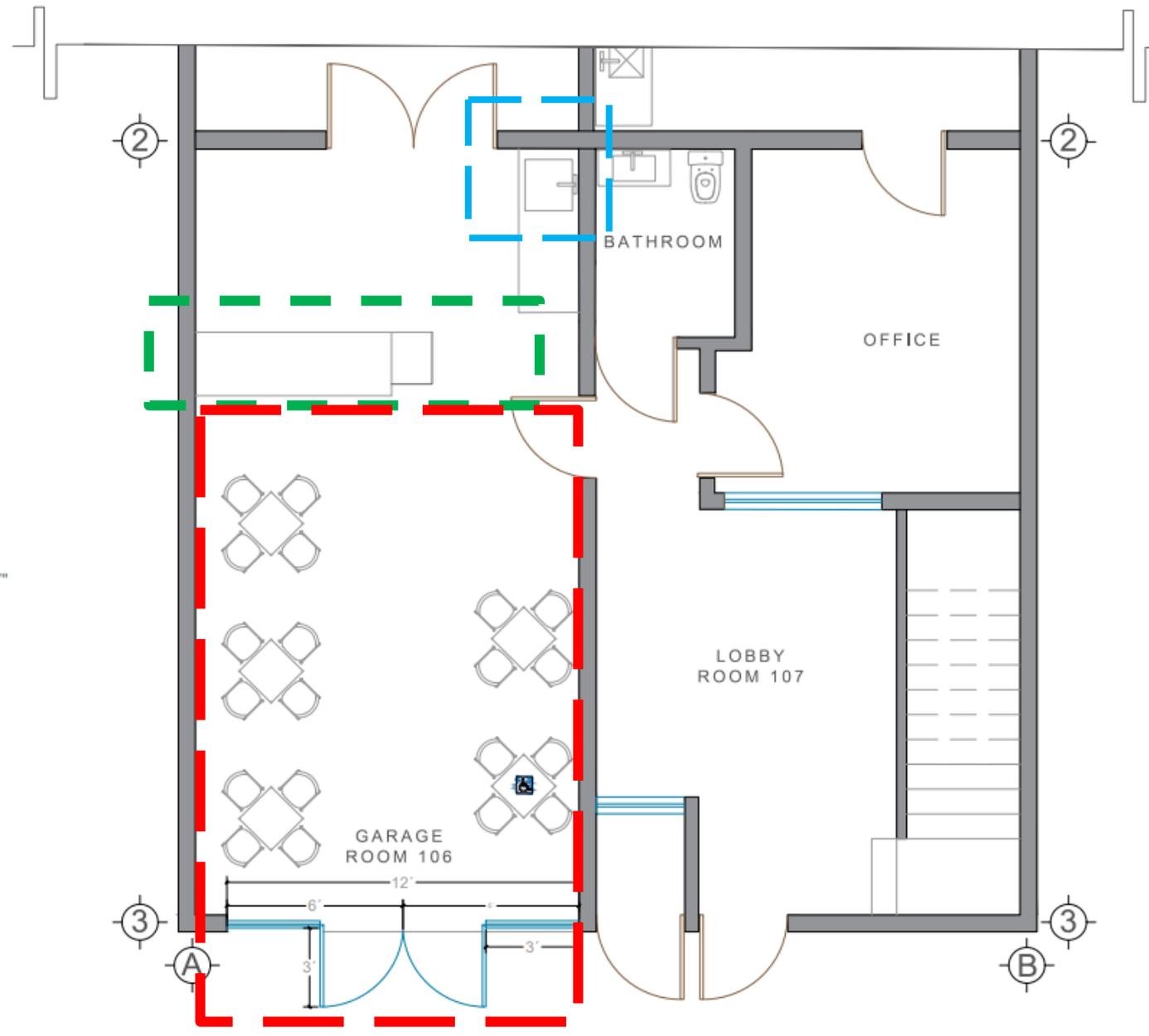
Use Permit

- Existing Light Industrial/North Fair Oaks (M-1/NFO) zoned parcel
- Proposal to convert an existing 450 square foot storage area into a 20-seat restaurant/ café
- The existing roll up doors to be replaced by double swinging aluminum doors, a coffee counter, and hand/washing sink.
- Three (3) parking spaces allotted for business.





FRONT VIEW



FRONT DOOR DETAIL



COUNTY OF SAN MATEO



ENVIRONMENTAL REVIEW

- The project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15301, Class 1, related to minor alterations of existing buildings and structures, and the project is not located in an environmentally sensitive area.



Compliance with the General Plan/North Fair Oaks Community Plan

- The County General Plan and the North Fair Oaks Community Plan designate the parcel as Industrial Mixed Use (Medium High Density)
- Current use is consistent with these designations and proposed use will be a dine-in and carry-out restaurant
- The North Fair Oaks Community Plan permits Commercial uses only with a County discretionary approval
- Proposed improvements/changes will not expand the footprint or height of the existing building



Compliance with the Zoning Regulations

a) Development Standards

- a) The project's proposed use complies with the permitted uses subject to an approved Use Permit.

b) Parking Requirements

- A. Section 6276.7. Parking Regulations, requires **1 space per 750 square feet**
- B. Under current lease agreement, Empanadas King is allotted **three (3) parking spaces**

c) Sign Regulations

- a) Applicant to install one (1) sign in front of business displaying "Empanadas King", meeting the requirements of Section 6276.4.7 (Signs in M-1/NFO)
- b) Sign area of **17.25 square feet** complying with the maximum allowed of **23.60 square feet**
- c) Sign to be installed **3.5 feet** below the roofline, which complies with Section 6276.4.7 (Signs in M-1/NFO)



Compliance with the Use Permit Findings

- a) Empanadas King will not be detrimental to public welfare or injurious to property or improvements to adjacent neighbors.
- b) Proposed restaurant will not conflict with other industrial uses on the project site.
- c) No expansion of the building footprint and sufficient parking is provided, complying with the M-1/NFO Zoning District requirements.



RECOMMENDATION

That the North Fair Oaks Community Council provide a recommendation to the Zoning Hearing Officer on the proposed Use Permit, PLN2021-00268.

That the establishment, maintenance and/or conducting of the as proposed restaurant are as nearly in compliance with the requirements set forth in the County's Zoning Regulations (M-1/NFO), Section 6276, as are reasonably possible; and that there will be no expansion to the building's footprint and the applicant has sufficient parking to meet the relevant standards of the M-1/NFO zoning district.