



NORTH FAIR OAKS COMMUNITY COUNCIL

Fair Oaks Community Center, Multi-Purpose Room
2600 Middlefield Road, Redwood City

Owner:... **Modica Properties LLC**
Applicant:... **David Page, La Honda Winery**
File No.:... **PLN 2019-00021**
Location:... **2645 Fair Oaks Avenue, Redwood City**
APN:... **054-181-140**

Project Description:

Consideration of a Use Permit to allow the continued operation of an urban winery (La Honda Winery), associated temporary events, and the utilization of 48 off-site shared parking spaces through a shared parking arrangement with two nearby business parking lots.



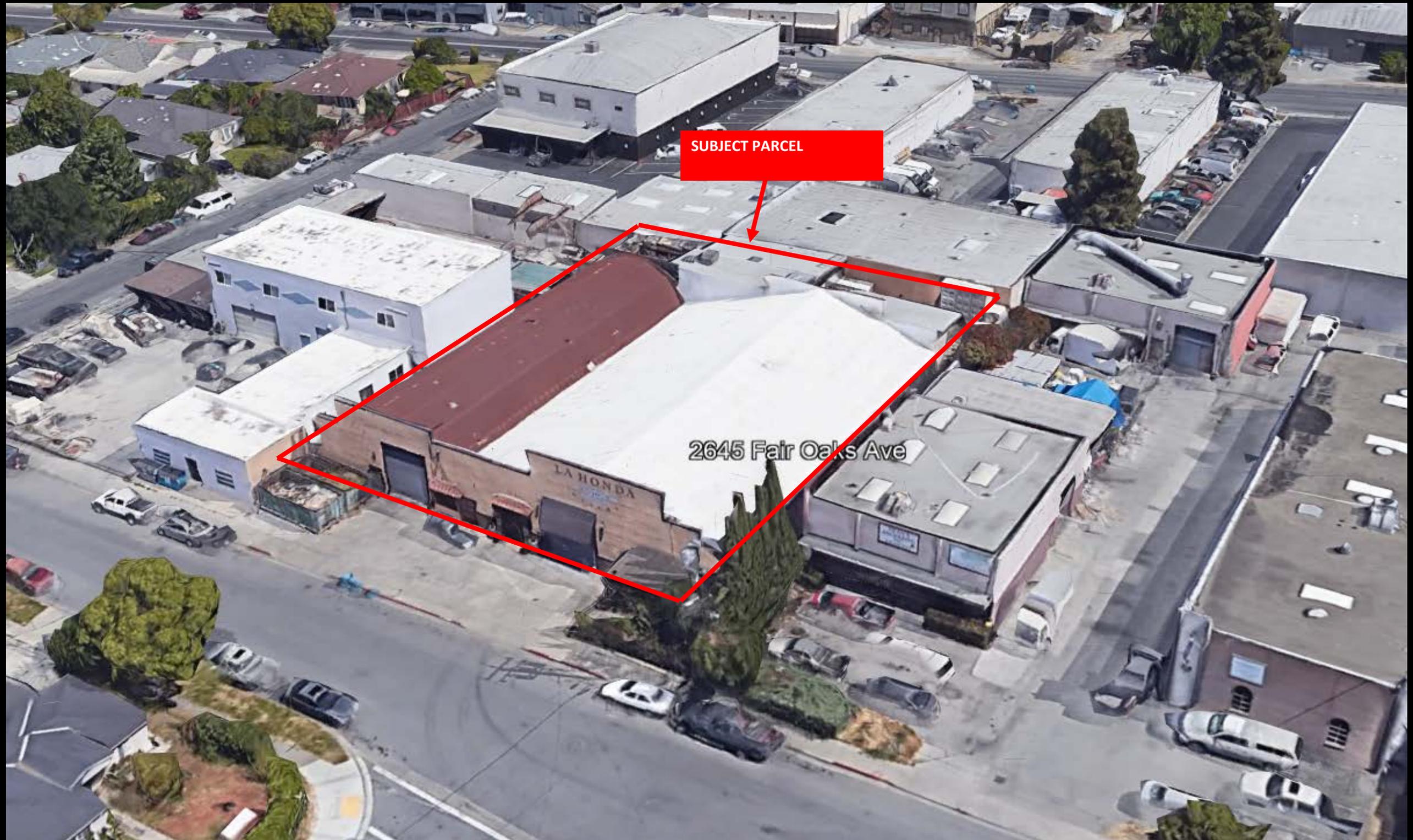
PROJECT PROPOSAL

Use Permit – Winery

- Wineries that include temporary special events allowed via Use Permit (Section 6276.3)

Use Permit – Shared Parking

- Shared off-site parking to meet parking requirements allowed via Use Permit (Sections 6276.7 & 6570.9)



SUBJECT PARCEL

2645 Fair Oaks Ave

LA HONDA



COUNTY OF
SAN MATEO

Vicinity Map



Project Site

Industrial

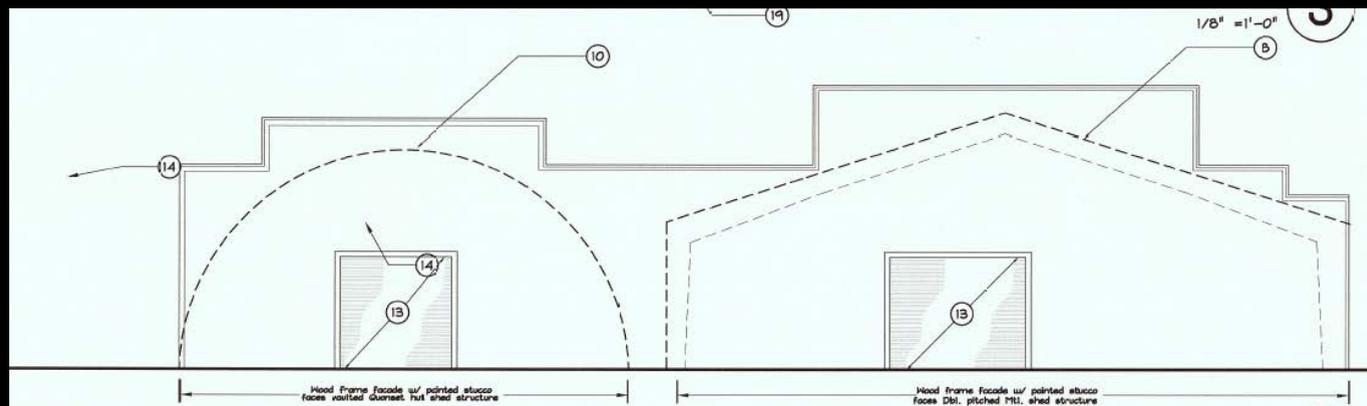
Residential

Golden Gate National Parks Conservancy and San Mateo County | County of San Mateo | Redwood ...

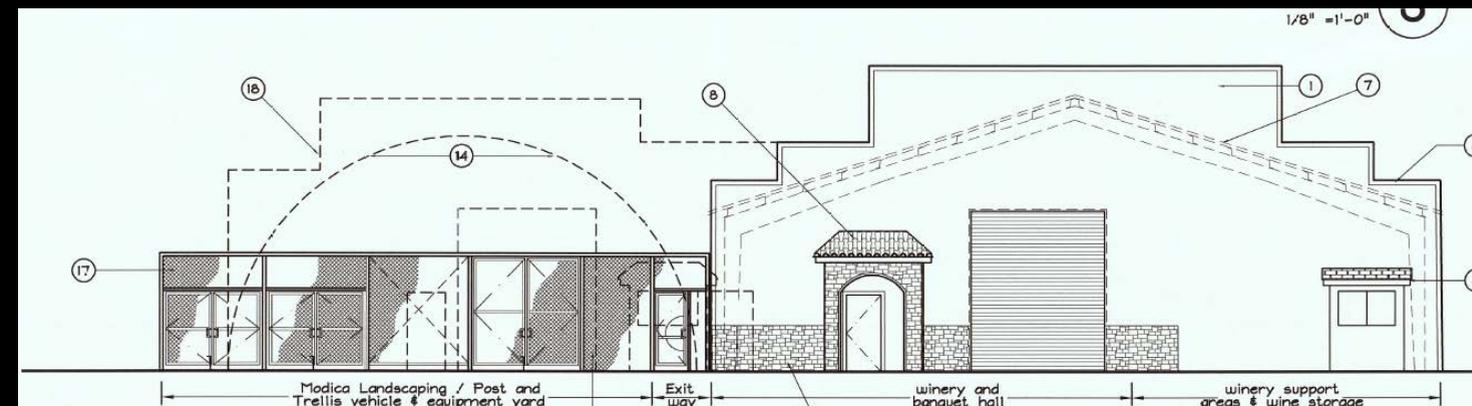


COUNTY OF SAN MATEO

Vicinity Map



Existing Front



Proposed Front

Elevations



GENERAL PLAN & ZONING CONFORMANCE

✓ GENERAL PLAN

- Adheres to Policies 8.9, 8.36, & 8.40

✓ ZONING CONFORMANCE

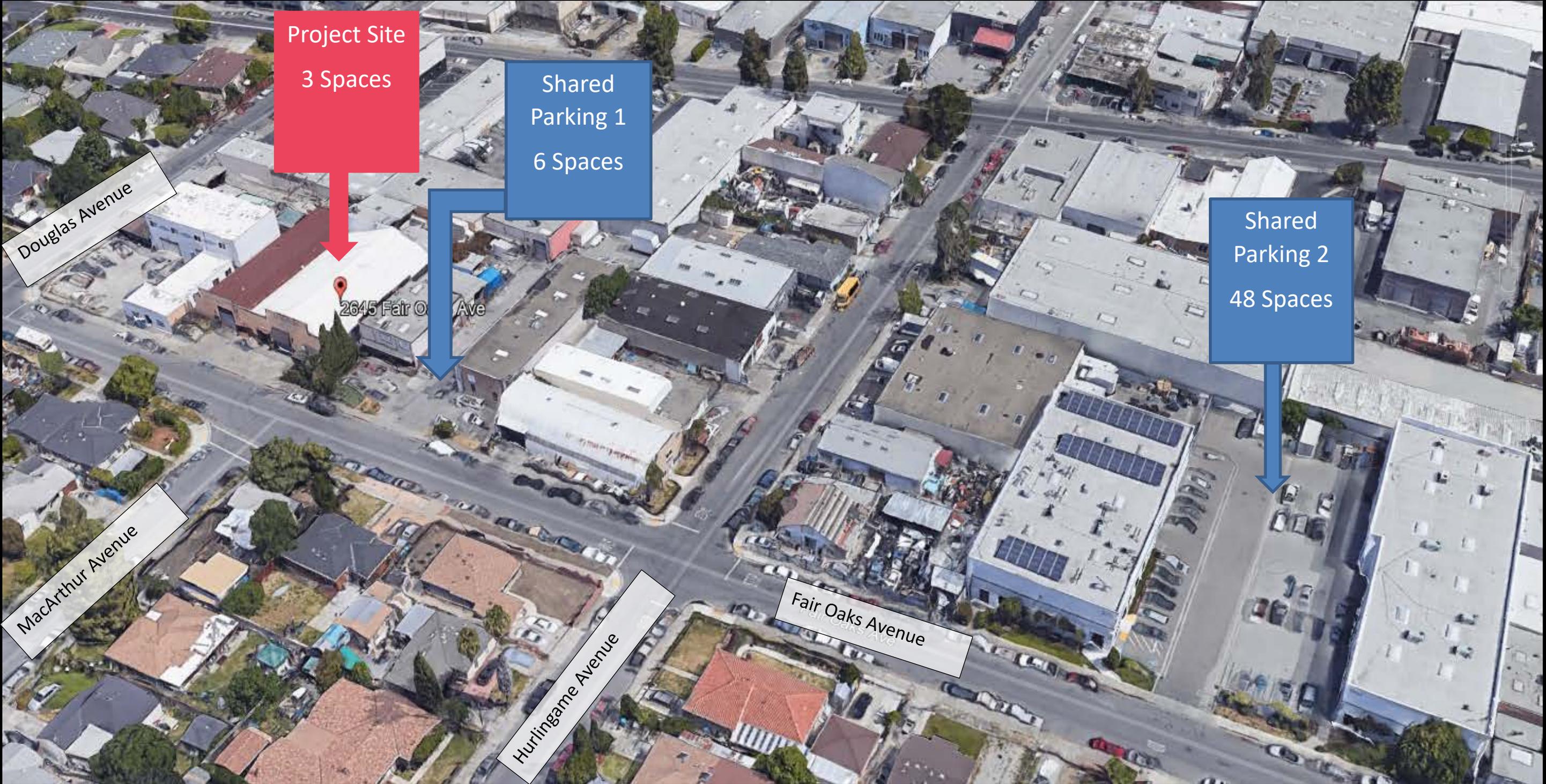
- July 2019 Board of Supervisors adopted new Industrial Mixed Use (M-1/NFO) Zoning
- Building meets all development & design standards



GENERAL PLAN & ZONING CONFORMANCE CONT.

✓ ZONING CONFORMANCE

- Parking standards:
 - 1 space/ 1,500 sq. ft. of wine production/storage
 - 1 space/ 200 sq. ft. of wine tasting and/or event space
 - 16 parking spaces required
- Proposed Parking
 - 3 spaces on site
 - 48 off-site shared parking spaces



Project Site
3 Spaces

Shared
Parking 1
6 Spaces

Shared
Parking 2
48 Spaces

Douglas Avenue

MacArthur Avenue

Hurlingame Avenue

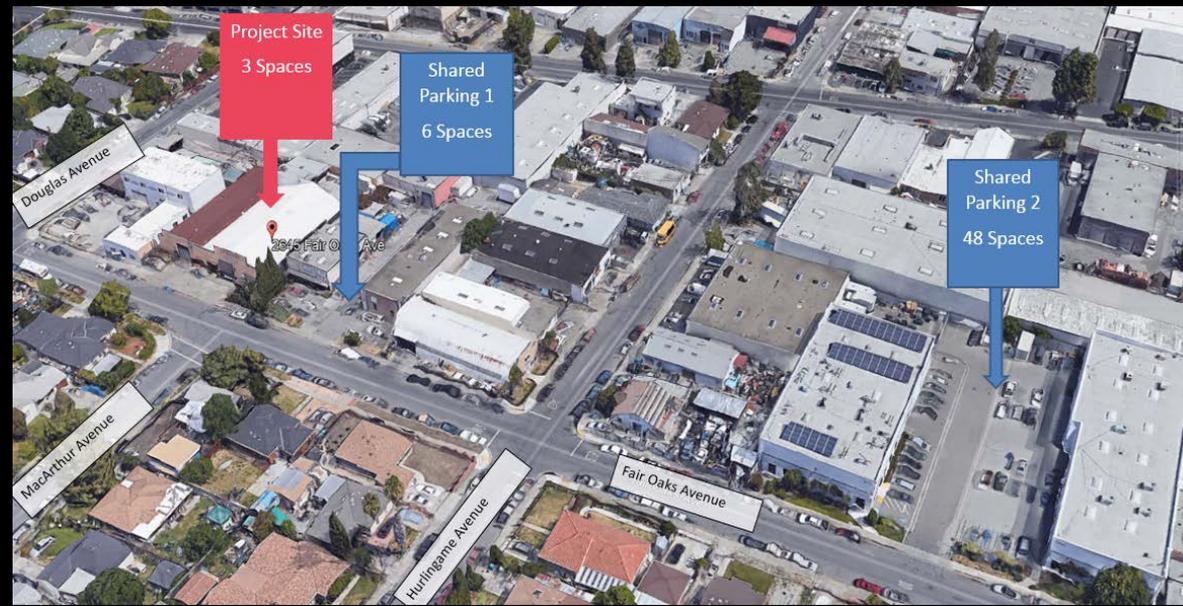
Fair Oaks Avenue

2645 Fair Oaks Ave



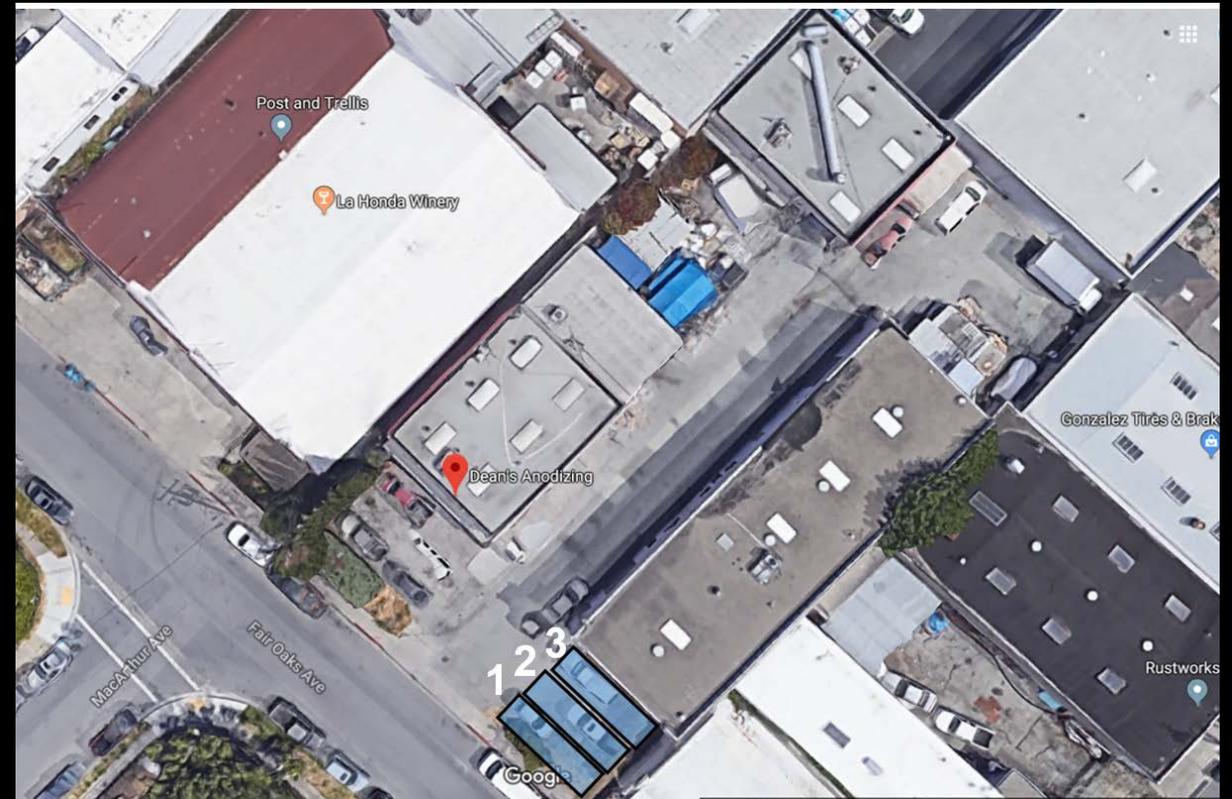
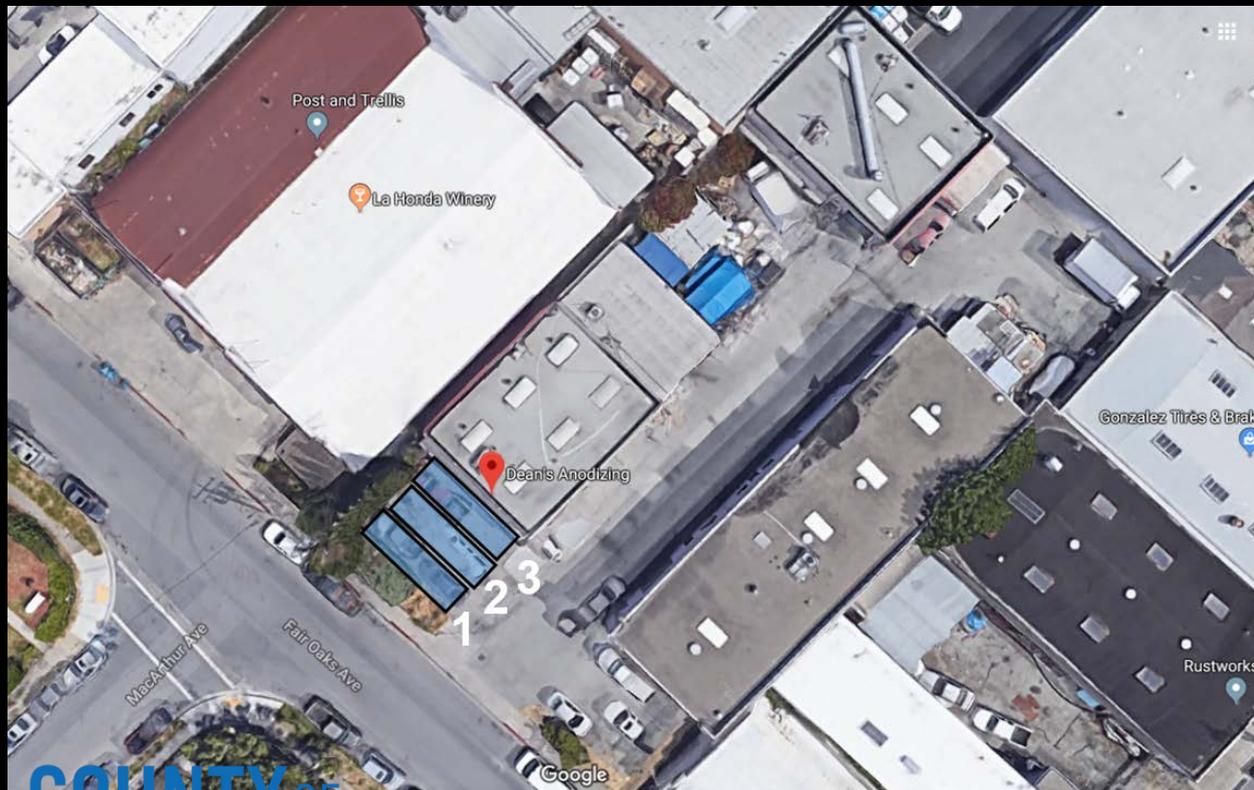
COUNTY OF
SAN MATEO

Shared Parking Map



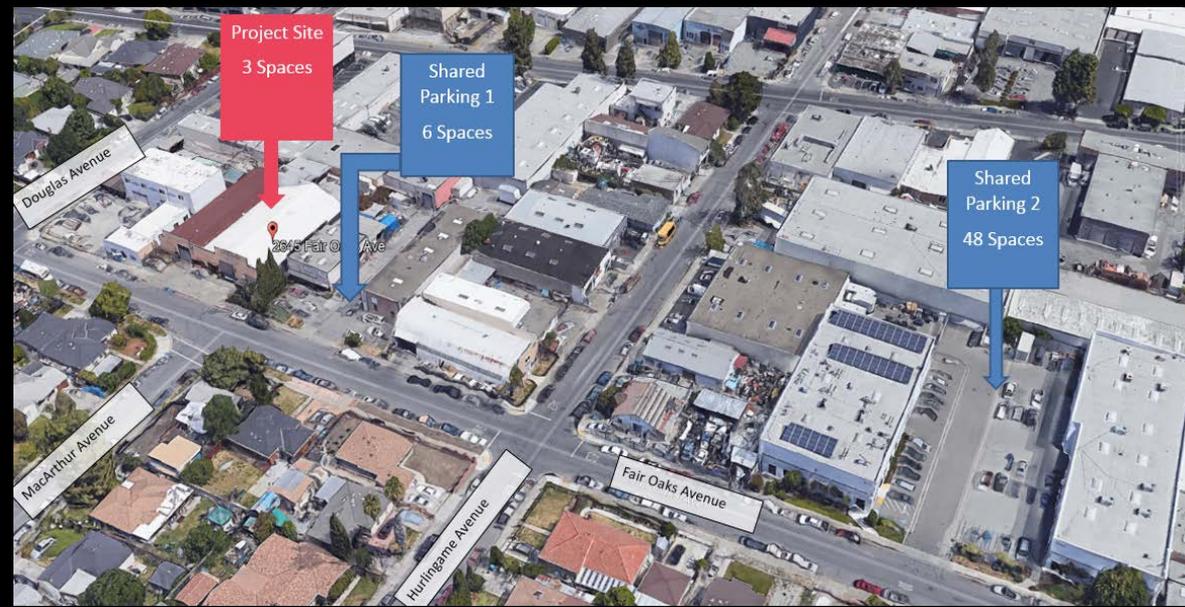
2643 Fair Oaks

2663 Fair Oaks



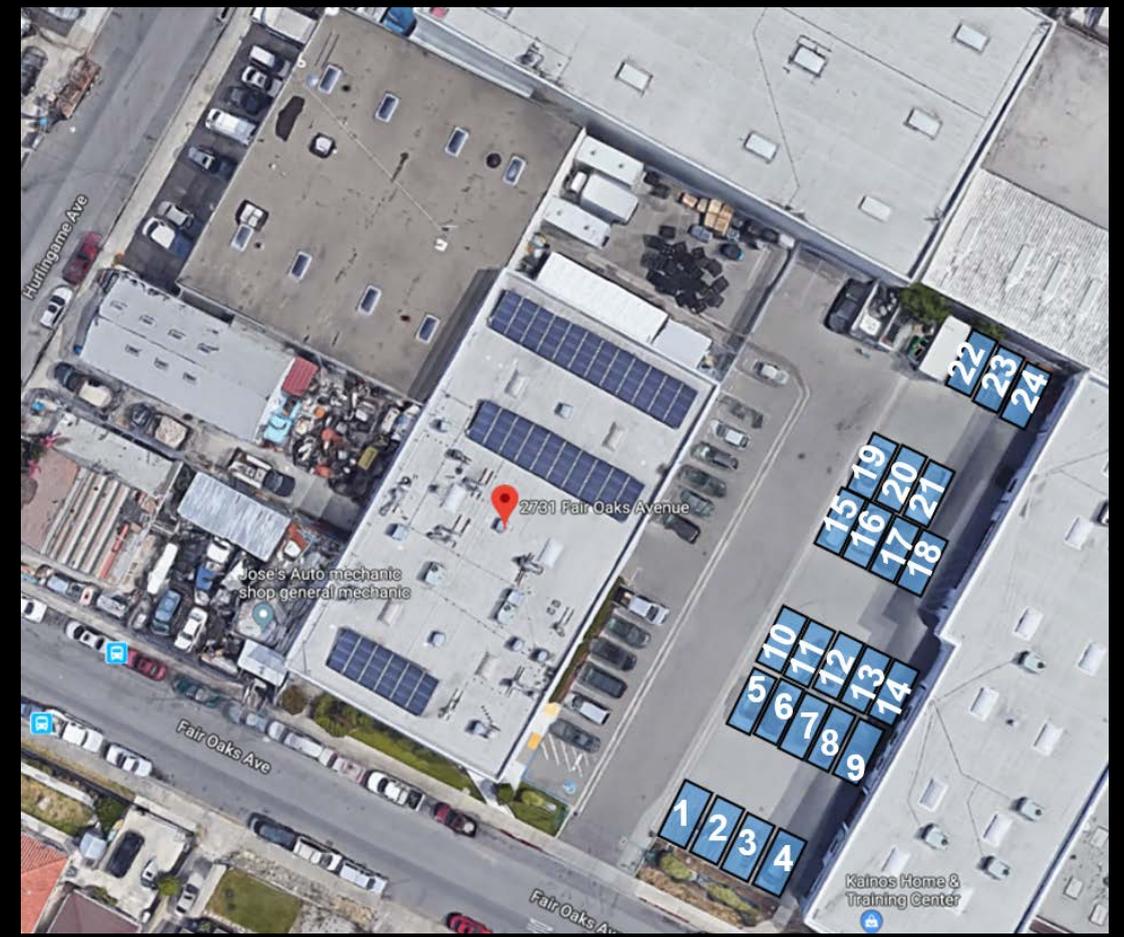
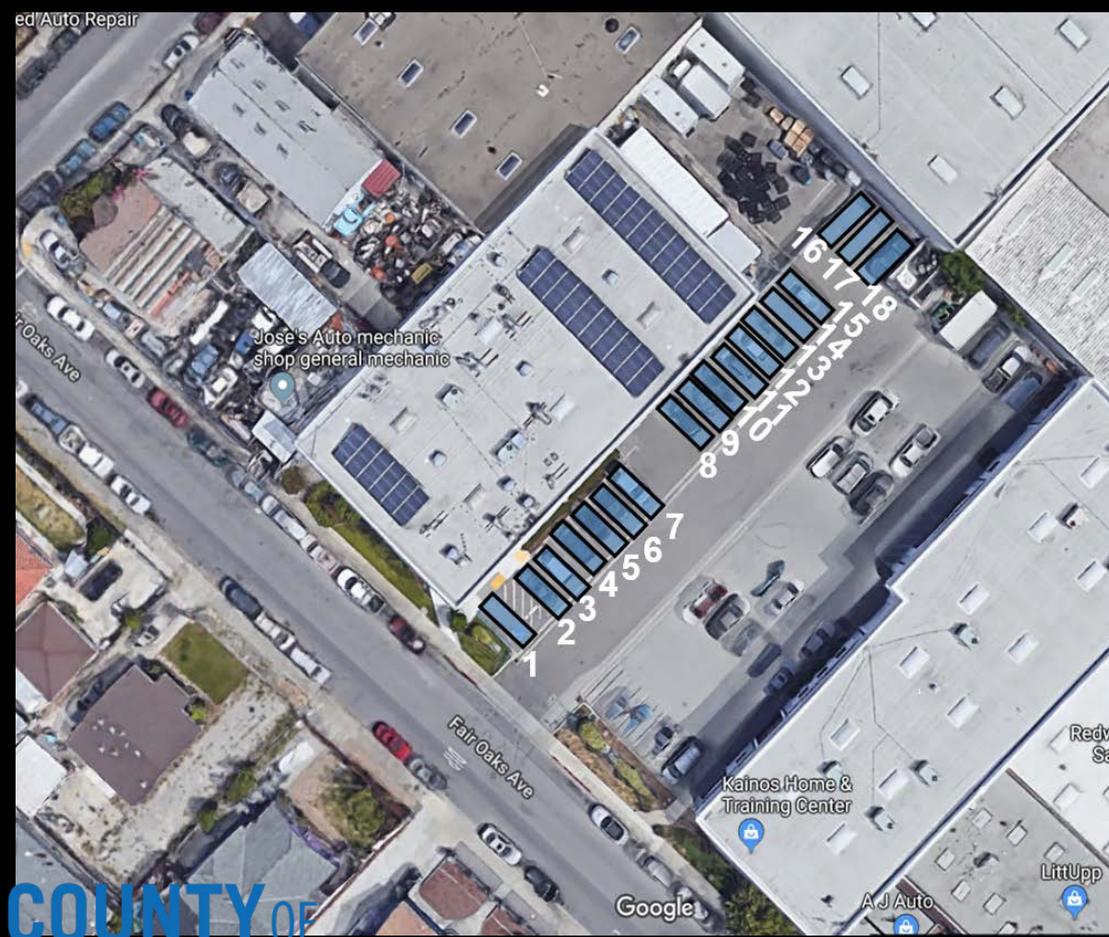
Shared Parking 1





2731 Fair Oaks

2761 Fair Oaks



Shared Parking 2



COUNTY OF
SAN MATEO



USE PERMIT & SHARED PARKING FINDINGS & STANDARDS

Standards

- Shared parking agreements required
- Parking located no more than 800 feet away

Findings

- Off-site spaces will be available as long as the winery is in operation
- Peak hours of demand do not impact businesses/generate more parking than available
- Shared parking agreements with landowners or lessee's required
- That the use will not result in a significant adverse impact, be detrimental to the public welfare or injurious to property, or improvements



RECOMMENDATION

That the North Fair Oaks Community Council provide a recommendation to the Zoning Hearing Officer whether the Council concludes that the required findings for the Use Permit can be made:

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.