

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

DATE: August 13, 2014

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of an Off-Street Parking Exception to allow 6 on-site parking spaces (with a designated off-site location to accommodate additional parking, for employees and vehicles used in the business) where 12 spaces are required, in conjunction with a proposal for a commercial catering business to occupy an existing commercial building, located at 3250 Middlefield Road in the unincorporated North Fair Oaks area of San Mateo County.

County File Number: PLN 2014-00261

PROPOSAL

The applicant, Bay Area Catering and Events (BACE), is requesting an Off-Street Parking Exception to allow a minimum of 6 on-site parking spaces (with a designated off-site location to accommodate additional parking, for employees) and where 12 on-site spaces are required, in conjunction with a proposal to relocate its commercial catering business to an existing commercial building. The catering business would utilize the first floor of the building to which it proposes to relocate for all cooking, food preparation and catering production, with the second floor being used only as a single office, with the remaining space as storage area. There would be no retail sales of food on the premises. The parking area to the rear of the building would be used primarily for loading and storing BACE's delivery trucks. Most, if not all, employees would be required to park at the designated off-site location, at 2949 Edison Way, about 1/2-mile from the project site where 15 parking spaces would be provided. The project neither includes nor anticipates expansion of the existing building, except for interior modifications on the first floor necessary to accommodate the catering business.

RECOMMENDATION

That the Planning Commission approve the proposed Off-Street Parking Exception, County File Number PLN 2014-00261, by adopting the required findings and conditions of approval as contained in Attachment A.

SUMMARY

Relocation of Catering Operation from its Present Location. The applicant proposes to relocate to the Middlefield Road location, which will better suit the applicant's business needs and will eliminate impacts that the business has caused the community at its present location at 3821 Fair Oaks Avenue, since it located there in 2010. Originally zoned C-1 (commercial) at the time and surrounded by R-1 (residential) zoning, concerns arose over the type of commercial use allowed, hours of operation, noise (from delivery vehicles), odor, general parking, truck parking and loading, and waste bin maintenance, among other issues. In December 2013, the Board of Supervisors (BOS) changed the General Plan Land Use Designation of the subject parcel from "Neighborhood Mixed-Use" to "Single-Family Residential", and rezoned the parcel from C-1 to R-1. Upon rezoning, the current commercial (catering) use became non-conforming under the County's Zoning Regulations. Immediately thereafter, the Planning Commission (PC) recommended that the BOS require that the non-conforming use be converted to a permitted use by May 10, 2015, finding that the commercial use at this location is detrimental to the health, safety and welfare of the surrounding area. As a result of these events, BACE has investigated other locations for its business, leading to identification of the subject site at 3250 Middlefield Road, which appears to be a location that better accommodates its business operation than the Fair Oaks Avenue site.

Rationale for Off-Street Parking Exception. While the Middlefield Road site would provide a site that can better accommodate BACE's needs while decreasing the adverse impacts of the applicant's catering operation, the site is still short of the number of parking spaces that the County Parking Regulations require. As such, the proposal is to restrict the parking lot to the rear of the building at 3250 Middlefield Road for the egress, ingress and storage of BACE's delivery vehicles, while providing 15 spaces at an off-site parking location at 2949 Edison Way for the express use of BACE employees. This site would be secured by a formal lease between that property owner and BACE, to be submitted for review by the Community Development Director. In addition, there is no opportunity to provide additional on-site parking spaces, nor is it practical to enter into shared parking agreement(s) with nearby properties, which are all fully developed. For these reasons, staff finds that the proposal is as nearly in compliance with the County's parking regulations as is reasonably possible.

North Fair Oaks Community Council (NFOCC) Review. The NFOCC is scheduled to review this proposal at a special meeting scheduled for August 7, 2014. Staff will report the NFOCC's recommendation/discussion on the proposed off-street parking exception to the Planning Commission at the August 13, 2014 hearing.

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

DATE: August 13, 2014

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of an Off-Street Parking Exception, pursuant to the County Zoning Regulations (*Parking*), Section 6120 (*Exceptions*), to allow 6 on-site parking spaces (with a designated off site location to accommodate additional parking, for employees and vehicles used in the business) where 12 spaces are required, in conjunction with a proposal for a commercial catering business to occupy an existing commercial building, located at 3250 Middlefield Road in the unincorporated North Fair Oaks area of San Mateo County

County File Number: PLN 2014-00261

PROPOSAL

The applicant, Bay Area Catering and Events (BACE), is requesting an Off-Street Parking Exception to allow 6 on-site parking spaces where 12 spaces are required, in conjunction with a proposal to relocate its commercial catering business to an existing commercial building (see Attachment B). The proposal also includes a designated off-site location at 2949 Edison Way to accommodate 15 parking spaces for BACE employees (see Attachments C and D). The catering business (see Attachment I for BACE's operations description) would utilize the first floor (Attachment G) of the building to which it proposes to relocate for all cooking, food preparation and catering production, with the second floor (Attachment H) being used only as a single office, with the remaining space as storage area. There would be no retail sales of food on the premises. The parking area to the rear of the building would be used primarily for loading and storing BACE's delivery vans. All employees would be required to park at the designated off-site location, at 2949 Edison Way, about 1/2-mile from the project site. The project neither includes nor anticipates expansion of the existing building, except for interior modifications on the first floor necessary to accommodate the catering business.

RECOMMENDATION

That the Planning Commission approve the proposed Off-Street Parking Exception, County File Number PLN 2014-00261, by adopting the required findings and conditions of approval as contained in Attachment A.

BACKGROUND

Report Prepared By: David Holbrook, Senior Planner

Applicant: Sandra Pereznegrón, Bay Area Catering & Events (BACE)

Owners: Laurel Enterprises, LLC

Location: 3250 Middlefield Road (at corner of 6th Avenue), North Fair Oaks

APN: 060-091-260

Size: 5,678 sq. ft.

Existing Zoning: C-1/NFO/DR (Neighborhood Commercial/North Fair Oaks/Design Review)

General Plan Designation: Neighborhood Mixed-Use (Commercial/Residential/Public)

Sphere-of-Influence: Redwood City

Existing Land Use: Commercial building (previously a restaurant with office/storage on second floor)

Water Supply: California Water Service Company

Sewage Disposal: Fair Oaks Sewer District

Flood Zone: Zone X (areas of minimal flooding), based on the FEMA Flood Zone Map, Community Panel No. 06081C 0302 E, effective October 16, 2012.

Environmental Evaluation: CEQA Categorical Exemption, Section 15301; Operation, leasing or minor alteration of existing private structures, involving negligible or no expansion of use.

Setting: The site is developed with a two-story commercial building constructed in 1984. At the time, it was built for a restaurant use on the first floor, with the second floor being reserved for a single office, with the remainder of the area restricted to storage space. Upon the legal construction of a freezer/storage room to the rear of the building, the site plan showed 6 on-site parking spaces, with sole access from 6th Avenue. While 1 of the 6 spaces, located adjacent to the back of the building, is gated off from the greater parking area, all 6 spaces exist and are usable.

The project site is one block east of Middlefield Road's intersection with 5th Avenue, which the recently adopted North Fair Oaks (NFO) Community Plan designated as a "Proposed Neighborhood Activity Node." The length of Middlefield Road is designated as one of two "Commercial Corridors" running through the NFO area. Abutting and to

the south of the subject site is an area zoned R-3, developed with multiple-residential development.

Relocation of Catering Operation from its Present Location

The purpose of the applicant's proposed relocation to the Middlefield Road location is to address the applicant's evolving business needs and to eliminate impacts that have resulted from the business operations at its present location at 3821 Fair Oaks Avenue, since it located there in 2010. That location was unique given the parcel's isolated C-1 zoning, surrounded by R-1 zoning. Concerns arose over the type of commercial use allowed, hours of operation, noise (from delivery vehicles), odor, general parking, truck parking and loading, and waste bin maintenance, among other issues. As a result, on December 10, 2013, the Board of Supervisors (BOS) adopted a Resolution changing the General Plan Land Use Designation of the subject parcel from "Neighborhood Mixed-Use" to "Single-Family Residential," and an Ordinance changing the parcel's Zoning Map from "Neighborhood Commercial" (C-1) to "Single-Family Residential" (R-1). Upon rezoning, the current commercial (catering) use became non-conforming under the County's Zoning Non-Conformities Regulations. However, the rezoning did not, by itself, require immediate cessation of the use nor abate the impacts from the catering operation because, absent further action by the BOS, Section 6134 of the County's Non-conformities Regulations generally allows a use that has become non-conforming owing to a rezoning to continue until the use is voluntarily abandoned.

On December 11, 2013, the Planning Commission (PC) adopted a Resolution recommending that the BOS require that the non-conforming use be converted to a permitted use by May 10, 2015, finding that the commercial use at this address is detrimental to the health, safety and welfare of the surrounding area and that it degrades the neighborhood character. Since that time, staff has engaged the applicant (BACE) in discussions regarding amortization of the commercial use on the parcel. BACE's counsel has also requested that the PC reconsider its December amortization recommendation because the PC lacked important information regarding BACE's financial obligations (including lease terms, site investments and other financial circumstances). In conjunction with these events, BACE has investigated other locations for the relocation of their business. The subject site at 3250 Middlefield Road represents a location whose zoning and amenities appear to better accommodate BACE's business operation than the Fair Oaks Avenue site.

DISCUSSION

A. KEY ISSUES

1. Compliance with the General Plan

Urban Land Use Policies

The recently adopted NFO Community Plan redesignated the Middlefield Road corridor (including the subject site) from "Neighborhood Commercial" to "Neighborhood Mixed-Use (Commercial/Residential/Public)"

(Attachment E). The proposed catering business would be considered a commercial use.

2. Compliance with Zoning Regulations

Permitted Uses. Under the current C-1/NFO/DR Zoning District Regulations (Section 6253.3; *Uses Permitted*), the permitted commercial uses include “Food Establishments Specializing in Carry-Out or Delivery Service.” The proposed catering business, is – by its nature – a food business whose product is delivered (typical “carry-out” food, by customers walking in the door, would not be an element of this catering operation). The proposed catering operation is considered a permitted use in this district.

Development Standards. When the building was built in 1984, it complied with all development standards of the previous C-1 Zoning District. The development on the parcel generally complies with all current C-1/NFO/DR standards, with the exception of the building’s floor area, as shown in the table below:

Zoning Standards	C-1/NFO/DR	Subject Development	Complies?
Minimum Parcel Size	5,000 sq. ft.	5,678 sq. ft.	Yes
Front Setback (Minimum)	0 ft.	0 ft.	Yes
Rear Setback (Minimum)	6 ft.	43 ft. (approx.)	Yes
Side Setback (Minimum) Right Side Left Side	0 ft.	3 ft. 4 ft.	Yes
Maximum Building Height	30 ft.	27 ft. (approx.)	Yes
Maximum Lot Coverage	80%	46%	Yes
Maximum Floor Area	80%	83.5%*	No**
<p>* Countable floor area excludes non-working areas; all areas of the second floor that are designated as storage, except for the office and bathroom are considered non-working areas.</p> <p>** The building’s floor area is considered a legal non-conforming structure, pursuant to the County Zoning Regulations (Zoning Non-Conformities), Section 6135 (Non-Conforming Structures); floor area limits were not an applicable standard in 1984 under the previous C-1 Zoning Regulations. As such, a non-conforming structure may continue to exist providing all other provisions of this Chapter are met. As previously stated, the project includes no expansion, nor would any interior improvements (as may be necessary to retrofit the first floor for the catering operation) constitute a “Major Repair, Remodel or Upgrade” as defined in Section 6132.9 of these regulations.</p>			

Signage. While no signage identifying the catering business has yet been proposed, a condition of approval is attached (Attachment A) to ensure that such signage comply with all cited standards of the C-1/NFO Zoning District Standards, Section 6253.4.(Subsections a. through f.). As such, the catering business would be limited to one (1) sign only, not to exceed 43.8 sq. ft. in size. Sign design shall reflect the architectural design of the building with which the sign is associated. Compliance with all applicable sign standards

shall be confirmed by the Planning Department prior to its final inspection/ approval of the required building permit.

Performance Standards. Pursuant to Section 6253.5 (*Performance Standards*), no use may be conducted in a manner which, in the determination of the Community Development Director, does not meet the performance standards below.

Noise. No use shall be permitted which exceeds the following sound levels more than thirty (30) minutes in any hour:

Time of Day	Level (in dBA) not be Exceeded		
	More than 30 Minutes in any Hour	More than 5 Minutes in any Hour	At any Moment
7:00 a.m. – 10:00 p.m.	60	70	80
10:00 p.m. – 7:00 a.m.	55	65	75

It is understood that noise emitted from arrival and departure of delivery vans and trucks at the applicant’s present location on Fair Oaks Avenue has become critical. It is expected that these issues will be far less intrusive, since the subject site has an adequate area to accommodate the coming, going and parking of the operation’s delivery vehicles. That said, a condition of approval is added to prohibit any such delivery vehicles from parking on the street; they shall be parked on-site in the designated area as shown on the Site Plan. The condition also tasks the applicant with the responsibility of maintaining this area for said parking and for ensuring compliance with the noise standards cited in the above table.

Odor. No use will be permitted which emits an odor or air pollutant, detectable without instruments, beyond the boundaries of the C-1/NFO District. This will be most critical at the rear boundary of the project site, since beyond that line the area is zoned R-3. It is understood that odors emitting from the operation at the applicant’s present location on Fair Oaks Avenue has become critical. While such issues can tend to be less critical when such uses operate within a more appropriate zoning district (as the subject parcel is within), a condition of approval is added to ensure that the venting system presently located in the subject building is in working order and meets all minimum air quality standards as enforceable by the County Building Inspection Section and Environmental Health Division. The condition shall also task the applicant with the responsibility of keeping said system in working order at all times in order to comply with this standard.

Lighting. All exterior and interior lighting shall be designed and located so that direct rays and glare are contained to the premises. While the project does not propose any new exterior lighting, a condition of approval is added to inform the applicant of their responsibility to comply with this standard.

Trash and Debris. All trash, boxes or similar debris shall be picked up daily and stored in refuse containers that are screened from public view. While the applicant's submitted Site Plan does not show where their refuse containers are to be stored, or that they are screened as required, a condition of approval is added to require that the applicant show this area and its screening on the Site Plan as part of their building permit submittal. Compliance with this requirement shall be confirmed by the Planning Department prior to its final inspection/approval of the required building permit, and it shall be the applicant's responsibility to maintain the screening and to perform the daily pick-up of refuse.

Loitering. All loitering during business hours shall be controlled, to the extent possible. Upon departure or arrival of BACE's delivery vans, employees shall not loiter in the parking area any longer than necessary to load or unload and park the vehicles. A condition of approval is added to inform the applicant of their responsibility to comply with this standard.

On-Site Activities. All uses, activities or operations shall be conducted entirely on the property. Obviously, a caveat to this standard is the fact that by its nature, the catering operation would have delivery trucks coming to and leaving from the subject site. However, a condition of approval is added to inform the applicant of their responsibility to comply with this standard.

Design Review

The subject Middlefield Road location is within a Design Review overlay district. However, the project of operating the catering business within the existing building neither includes nor requires any exterior modifications to or expansion of the structure. While a building permit would be required, the project qualifies for a Design Review exemption.

Parking Requirements

Section 6119 (*Parking*) of the Zoning Regulations designates the number or parking spaces required pursuant to the proposed use, i.e., all uses otherwise not described which are permitted in a "C" District (as the catering operation is considered) require 1 space per 160 sq. ft., while offices (since one is located on the second floor) require 1 space per 200 square feet. In the case of the proposed catering business at the subject site, the breakdown of all areas, existing and proposed (as calculated from the applicant's submitted floor plans), are shown in the table below:

	All Other "C" Uses @ 1:160 sq. ft.	Office Use @ 1:200 sq. ft.	Parking Spaces Required
Total First Floor	1,796 sq. ft.	--	11
Total Second Floor	--	289 sq. ft.	1
Total Spaces Required	--	--	12
* When calculating the floor area that's attributed to countable area, restrooms, storage, utility/ mechanical areas, and stairwells are not counted.			

As seen from the table above, the applicant's proposal would require 12 on-site parking spaces (which does not account for their need of delivery trucks, which easily take up standard sized (9' x 19') parking spaces. BACE's submitted Site Plan (Attachment F) shows only 6 parking spaces, which has been drawn to accommodate their delivery vans as well as mandated accessible parking. While the subject Parking Exception requests relief from the number of on-site parking spaces required based on the table above, the exception includes a proposal to lease an off-site parking area, located on a 1.32-acre, vacant parcel at 2949 Edison Way (APN 060-041-110; see Attachment C), about one-half mile away from the project site. This type of accommodation to comply with parking requirements is cited in Section 6118(c) of the Parking Chapter, stating that: *"parking spaces required in connection with uses permitted in... 'C' Zones shall be provided in off-street parking areas located within 1,000 feet of the building such spaces are to serve."* Since the off-site parking parcel is located farther away than a 1,000 feet, the request to provide such an off-site parking site at that distance is an element of the applicant's Off-Street Parking Exception. This off-site parking location is currently used for general parking. It is zoned M-1/NFO, where parking is a permissible use. The applicant has submitted confirmation from that property owner that they would be willing to grant a lease for the use of 15 spaces on the site. These spaces would be reserved exclusively for BACE employees. They would then be carpooled to and from the Middlefield Road site as necessary. A condition of approval will require that the applicant submit a copy of the signed lease, along with the parking plan of that site, to the Community Development Director for review, prior to our final inspection/approval of the required building permit.

Pursuant to Section 6120, the Planning Commission may grant exceptions to County parking standards in cases of practical difficulties and unusual hardships, when the following finding can be made:

That the establishment, maintenance and/or conducting of the off-street parking facilities as proposed are as nearly in compliance with the requirements set forth in Section 6119 as are reasonably possible.

Upon review of the applicant's operation relative to the site they propose to occupy and the totality of the circumstances presented, staff concludes that their 6 on-site parking spaces together with their off-site parking location for

another 15 spaces establishes the necessary off-street parking facilities in compliance with the cited requirements as much as is reasonable possible.

Specifically, leasing additional parking for its employees together with the carpool/shuttle from the off-site parking location will result in more spaces than required for BACE's operation and will bring the parcel as nearly in compliance with the parking regulations as possible.

In addition, short of demolishing a portion of the building, there is no feasible opportunity to provide additional on-site parking spaces, and given that surrounding parcels are all fully developed, no opportunity to enter into shared parking agreements with properties in closer proximity, where parking spaces are more appropriately reserved for tenants and customers of nearby retail businesses. On that point, it could be argued that a land use such as BACE, which does not involve retail customer traffic and will provide parking spaces for deliveries and employees (albeit off-site), will be less impactful with regard to parking in the immediate vicinity than a more retail-oriented business would be.

Screening and Landscaping. Pursuant to Section 6121 of the Parking Regulations, a planter or landscaped area shall be provided adjacent to all street rights-of-way. When the subject building was built and finalized in 1984, its rear parking area showed a 4-foot wide landscaping strip along the 6th Avenue side of the building, landscaping along the front of the building, and a landscape strip located just beyond the driveway between the sidewalk and the property's southeasterly back corner. While there does appear to be some landscaping within these areas, any such areas where landscaping does not appear to have been maintained shall be replaced accordingly. To ensure that both landscaping elements are planted and maintained, the applicant shall show and identify on their building site plan (submitted to the Building Inspection Section, per Condition No. 2) what type of plantings will be planted, to the satisfaction of the Community Development Director. Compliance with this requirement shall be confirmed by the Planning Department prior to its final inspection/approval of the required building permit. The applicant shall be responsible for the long-term maintenance of all such landscaping.

C. ENVIRONMENTAL REVIEW

This project is categorically exempt, pursuant to the California Environmental Quality Act, Section 15301 (Class 1), related to the operation, leasing or minor alteration of existing private structures, involving negligible or no expansion of use. In this case, no expansion of the building is proposed. Additionally, the catering operation does not represent a substantial change of use at this site from what was a restaurant to a food catering operation (with the second floor use remaining unchanged). Taken together, it can be asserted that the project represents nearly no expansion of use at the site.

D. NORTH FAIR OAKS COMMUNITY COUNCIL (NFOCC) REVIEW

The NFOCC is scheduled to review this proposal at a special meeting scheduled for August 7, 2014. Staff will report the NFOCC's recommendation/discussion on the proposed off-street parking exception to the Planning Commission at the August 13, 2014 hearing.

ATTACHMENTS

- A. Recommended Findings to the Board of Supervisors
- B. Vicinity and Zoning Map Showing Project Site
- C. Vicinity and Zoning Map Showing Off-Site Parking
- D. Project Area Map Showing Project Site and Off-Site Parking
- E. General Plan Land Use Map Showing Project Site and Off-Site Parking
- F. Project Site Plan
- G. First Floor Plan
- H. Second Floor Plan
- I. BACE Operations Description

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2014-00261

Hearing Date: August 13, 2014

Prepared By: Dave Holbrook
Senior Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Off-Street Parking Exception, Find:

1. That the establishment, maintenance and/or conducting of the off-street parking facilities as proposed are as nearly in compliance with the requirements set forth in Section 6119 as are reasonably possible, as described in the staff report dated August 13, 2014.

Regarding the Environmental Review, Find:

2. That this project is categorically exempt from the California Environmental Quality Act, pursuant to Section 15301 (Class 1), related to minor alteration to existing private facilities with negligible or no expansion.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. The approval applies only to the proposal as described in this report and materials submitted for review and approval by the Planning Commission on August 13, 2014. Minor adjustments to the project may be approved by the Community Development Director if they are consistent with the intent of and in substantial conformance with this approval.
2. Prior to the commencement of the catering business at the subject site, the applicant shall submit a building permit application to the County Building Section for a change of use at 3250 Middlefield Road. Such application shall include a scaled site plan and floor plans (both first and second floors), with adequate details showing all existing or proposed structural, electrical, plumbing, mechanical details as may be required for review by the building inspector to ensure compliance with current code requirements. The site plan shall clearly locate and identify all on-site parking spaces, including their use for both regular and delivery vehicles, as well as an ADA-compliant parking space. The floor

plans shall be scaled and shall identify all areas of work associated with the catering operation, including accurate floor areas (sq. ft.) of each floor. Such plans shall be subject to review by San Mateo County's Planning and Building Department, Environmental Health, the Department of Public Works, and the Menlo Park Fire Protection District.

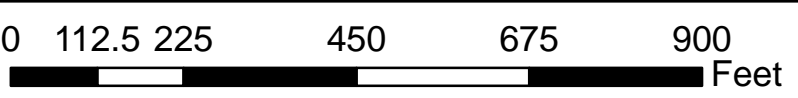
3. The parking spaces at both the 3250 Middlefield Road and 2949 Edison Way sites shall be maintained exclusively for use by all BACE-associated employees and BACE-associated delivery vehicles.
4. Prior to the Planning Department's approval of the required building permit (see Condition No. 2), the applicant shall submit: (a) a site plan clearly showing the location of all leased parking spaces on the property addressed as 2949 Edison Way, and (b) a signed lease from the owner of 2949 Edison Way, both for review and approval by the Community Development Director. The lease shall identify the lease parties involved, with appropriate declarations and terms as to the number of parking spaces that will be made exclusively available at all times to BACE employees. Any other available or additional parking spaces on this site not designated for BACE employees shall be identified as such. Any changes to this lease that would affect the ability or need of BACE employees to use the parking exclusively shall first be reviewed and approved by the Community Development Director.
5. To ensure that both landscaping elements are planted and maintained, the applicant shall show and identify on their building site plan (submitted to the Building Inspection Section, per Condition No. 2) what type of plantings will be planted, to the satisfaction of the Community Development Director. Compliance with this requirement shall be confirmed by the Planning Department prior to its final inspection/approval of the required building permit. The applicant shall be responsible for the long-term maintenance of all such landscaping on the site.
6. It is the applicant's responsibility to ensure that all exterior and interior (be it existing or new) lighting will be designed and located so that direct rays and glare are contained to the premises. Any new exterior lighting fixtures must be shown on the building plans (per Condition No. 2), for review by the Community Development Director prior to issuance of the building permit.
7. It is the applicant's responsibility to ensure that trash containers placed outside are screened from public view. The site plan required as part of the building permit submittal (per Condition No. 2) shall show where their refuse containers are to be stored, and that they are screened (how and by what type of material) as required. Compliance with this requirement (identified location and its screening) shall be confirmed by the Planning Department prior to its final inspection/approval of the building permit. All trash, boxes or similar debris shall be picked up daily and stored in refuse containers that are screened from public view.
8. It is the applicant's responsibility to ensure that all loitering during business hours is controlled, to the extent possible.

9. It is the applicant's responsibility to ensure and oversee that all uses, activities or operations are conducted entirely on the property (with the exception being that the catering operation would have delivery vehicles coming to and leaving from the subject site, as well as employees and customers arriving and leaving the site).
10. It shall be the applicant's responsibility to ensure that all noise levels associated with the catering operation at the project site do not exceed the decibel levels stipulated in Section A.2. of this report. The definitions of noise and noise sources, and various methods and distance points for measuring such levels are defined in the San Mateo County Code of Ordinances, Title 4 (*Sanitation & Health*), Chapter 4.88 (*Noise*).
11. The applicant shall comply with all codes and regulations as required and administered by the County Environmental Health Division, whose initial review shall be that of the required building plans as cited in Condition No. 2.
12. The applicant shall comply with all codes and regulations as required and administered by the Menlo Park Fire Prevention District, whose initial review shall be that of the required building plans as cited in Condition No. 2.
13. The applicant shall comply with all codes and regulations as required and administered by the County Department of Public Works
14. The applicant shall comply with all codes and regulations as required and administered by the Menlo Park Fire Prevention District, whose initial review shall be that of the required building plans as cited in Condition No. 2, whose initial review shall be that of the required building plans as cited in Condition No. 2.

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PROJECT AREA
 060091260



Vicinity Map

San Mateo County Planning Commission Meeting

Owner/Applicant: _____

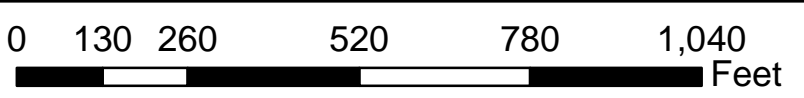
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PROJECT AREA
 APN
 060041110



Vicinity Map

San Mateo County Planning Commission Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____



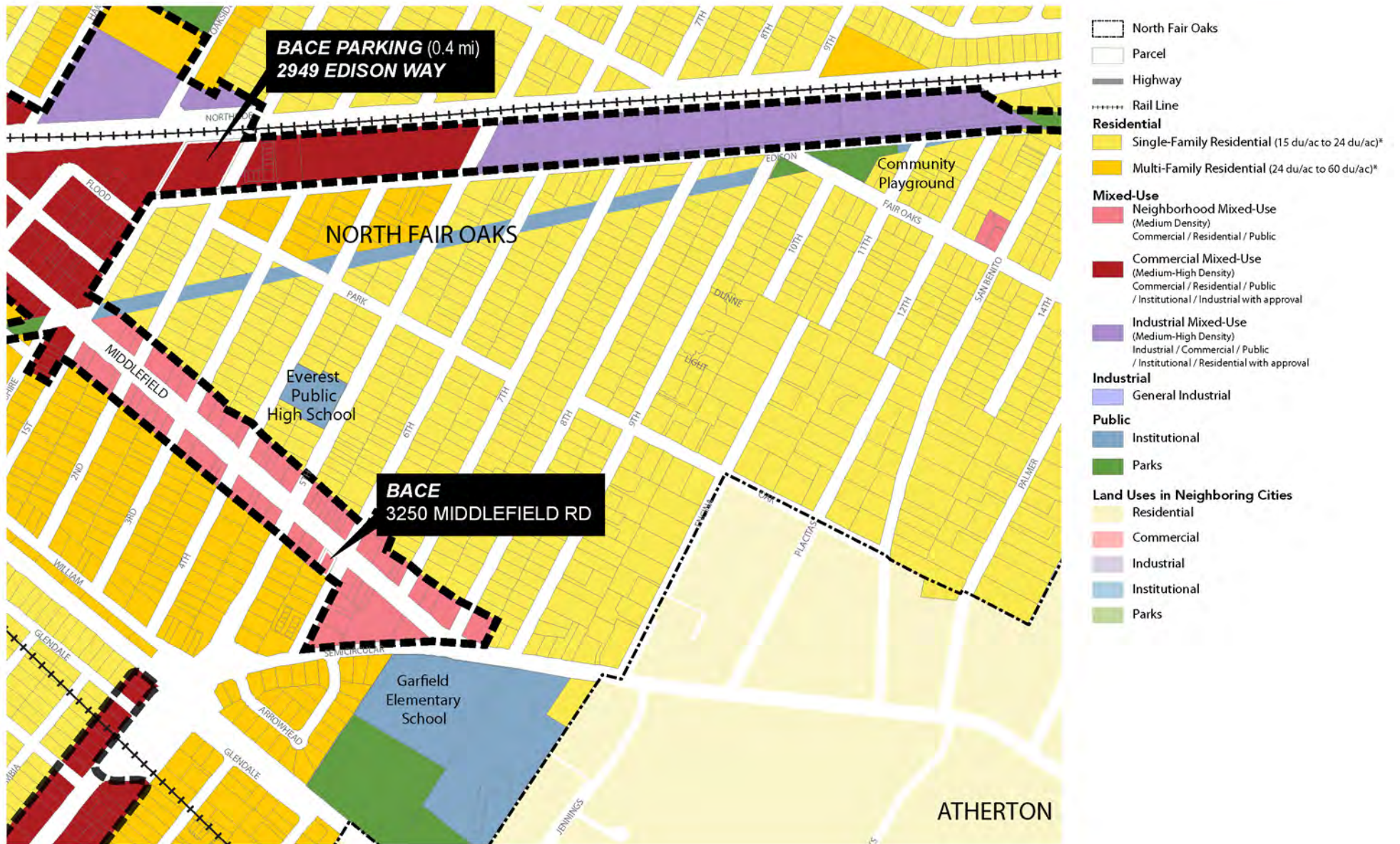
San Mateo County Planning Commission Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____

North Fair Oaks Land Use Designations

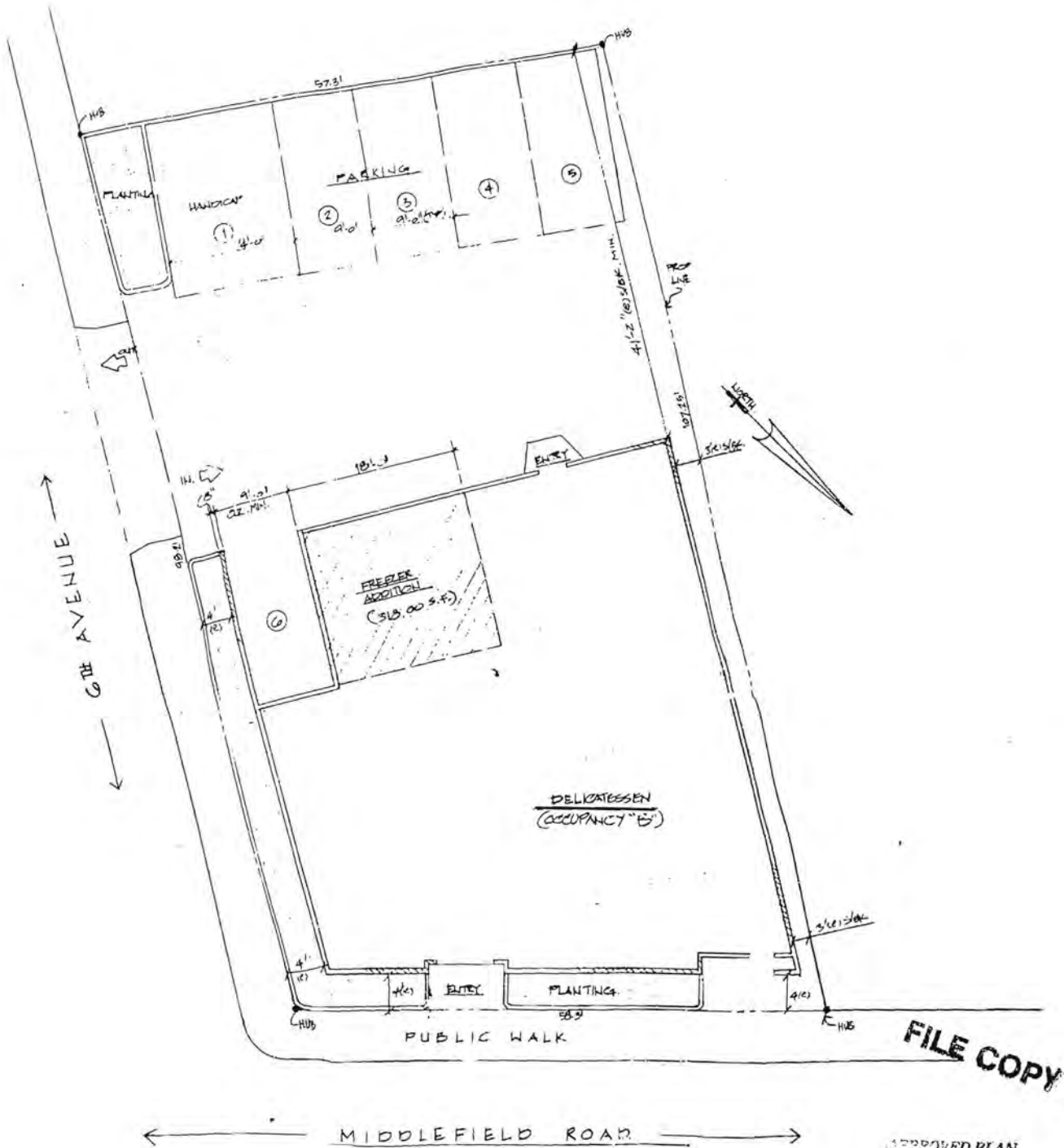


San Mateo County Planning Commission Meeting

Owner/Applicant: _____

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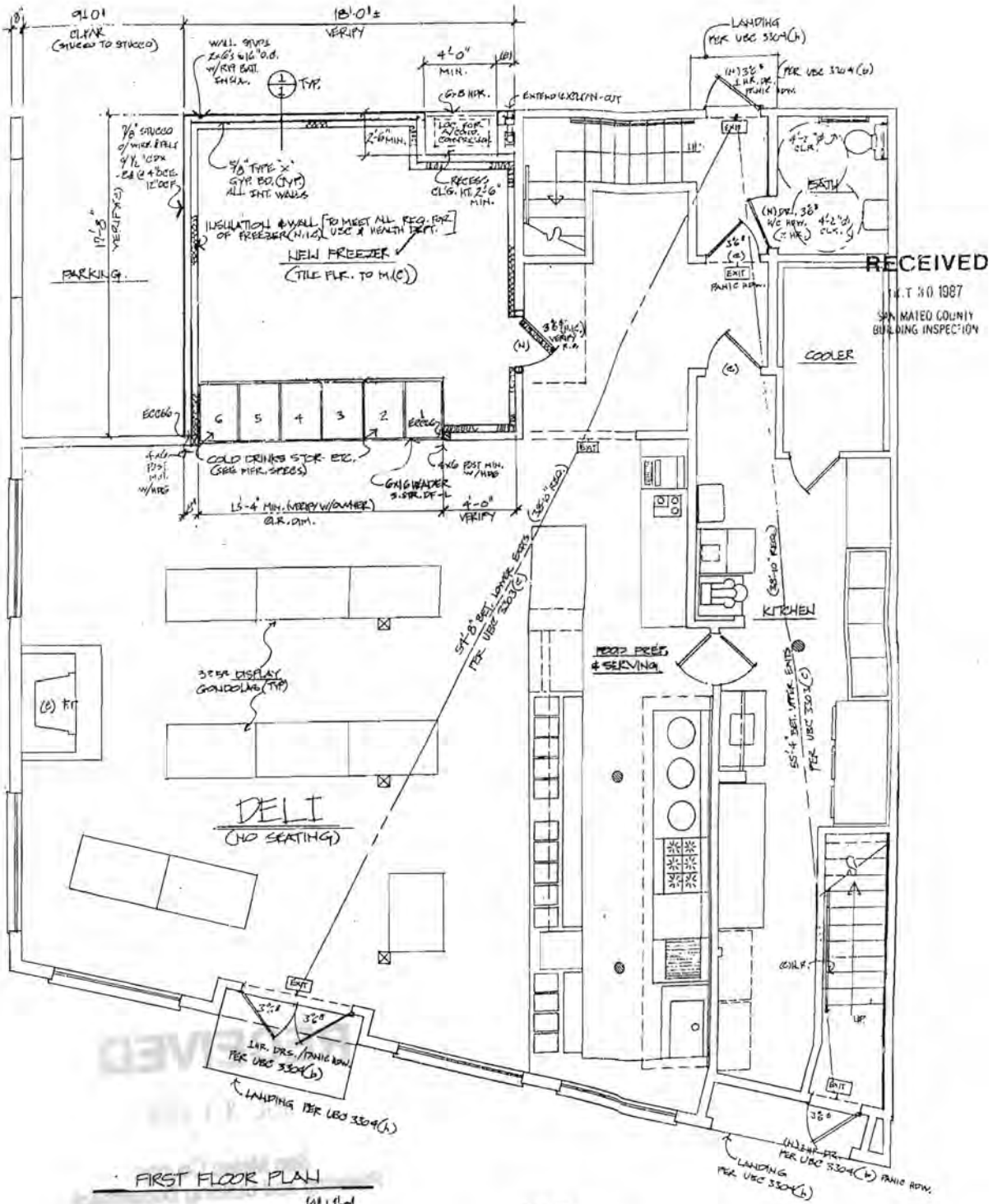
SITE PLAN
182.11'

APPROVED PLAN
MAR 25 1988
BY W.K.
SAN MATEO COUNTY BUILDING
INSPECTION DIVISION

*Revised
3/25/88*

San Mateo County Planning Commission Meeting

Owner/Applicant: _____ Attachment: _____
 File Numbers: _____



FIRST FLOOR PLAN

- LEGEND**
- NEW WALL
 - EXISTING WALL
 - REMOVED WALL
 - (E) EXISTING
 - (N) NEW

APPROVED
 SAN MATEO COUNTY
 BUILDING INSPECTION

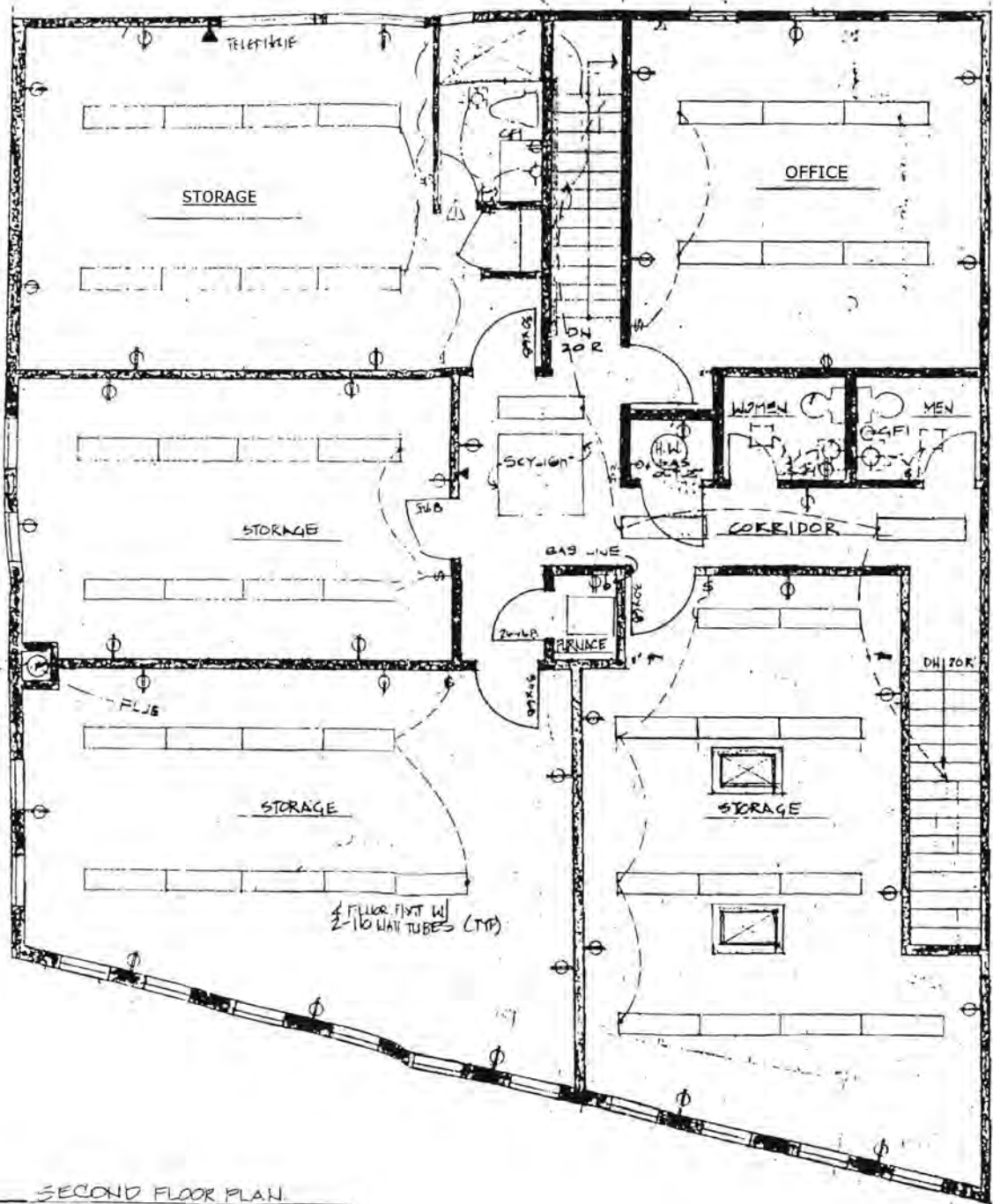
c. Use 602(b) TABLE 5-D.

San Mateo County Planning Commission Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____



SECOND FLOOR PLAN
 (TO REMAIN AS IS) 4/11/01

NOTES: (U.M.A)
 1) 1 HOUR CONSTRUCTION THRU

San Mateo County Planning Commission Meeting

Owner/Applicant:

Attachment:

File Numbers:

Attachment I

Bay area catering and events operations:

As a catering company, we have different delivery times each day depending on the route.

We cover from San Francisco to San Jose. The earliest that we depart from the kitchen is at 6:30 AM, and the latest that we do a delivery is at 5:00 PM.

We usually have more lunch's delivery than breakfast or afternoon events. The drivers that depart for breakfast delivery get back to the kitchen around 9:30 am. The Lunch deliveries depart from the kitchen from 10:00 AM - 11:00 AM. They get back to the kitchen around 1:00 pm. They got lunch, and they leave for pickups or afternoon snacks around 2:00 pm. The latest that they get back to the kitchen is at 7:00pm. Any van getting back to the kitchen around 6:00 pm – 7:00pm; does not get unload until the following day any delivery after 4:00pm; we do not pick up until the following day.

We do not over book, one day before we know what events we can be able to cater. If we have enough events; we communicate to our customers that we can't handle it.

