

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

DATE: April 25, 2018

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Use Permit Renewal to allow the continued operation of an indoor multi-sports and recreation facility located at 3151 Edison Way in the unincorporated North Fair Oaks area of San Mateo County.

County File Number: PLN 2011-00070 (Maita/SportsHouse)

PROPOSAL

The applicant is seeking renewal of a Use Permit for the continued operation of an indoor multi-sports and recreation facility, which includes a 69,000 sq. ft. and a 3,000 sq. ft. building, that supports youth and adult sporting and recreation programs, a café/food service area and Sheriff substation offices, with an on-site parking lot with 125 parking spaces on a 3.5-acre parcel located at 3151 Edison Way in North Fair Oaks. No changes to the site or operation are proposed as part of this Use Permit Renewal.

Given the San Mateo County Planning Commission's past involvement on approvals for the facility, this Use Permit Renewal is being heard by the Planning Commission instead of the Zoning Hearing Officer.

RECOMMENDATION

That the Planning Commission approve the Use Permit Renewal, County File Number PLN 2011-00070, by making the required findings and adopting the conditions of approval listed in Attachment A.

SUMMARY

The applicant is not proposing any changes to the site or intensity of use. The applicant has been cooperative in responding to concerns raised by neighbors in a timely manner during past administrative reviews related to unauthorized activities (i.e. boxing events), garbage, landscaping, traffic and parking, and noise. Therefore, staff has reviewed and determined that, overall, the applicant has maintained substantial compliance with the previous conditions of approval from the last decision letter dated December 16, 2011. Furthermore, staff has referred this renewal application to applicable reviewing

agencies, none of which identified any concerns with the renewal request. The North Fair Oaks Community Council (NFOCC) has reviewed and recommended conditional approval of the Use Permit Renewal subject to the conditions listed in Attachment A of the staff report, including an additional condition recommended by the NFOCC for the applicant to pursue shared parking agreements with neighboring businesses.

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

DATE: April 25, 2018

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Use Permit Renewal, pursuant to Section 6500 of the San Mateo County Zoning Regulations, to allow the continued operation of an indoor multi-sports and recreation facility located at 3151 Edison Way in the unincorporated North Fair Oaks area of San Mateo County.

County File Number: PLN 2011-00070 (Maita/SportsHouse)

PROPOSAL

The applicant is seeking renewal of a Use Permit for the continued operation of an indoor multi-sports and recreation facility, which includes a 69,000 sq. ft. and a 3,000 sq. ft. building, that supports youth and adult sporting and recreation programs, a café/food service area and Sheriff substation offices, with an on-site parking lot with 125 parking spaces on a 3.5-acre parcel located at 3151 Edison Way in North Fair Oaks. No changes to the site or operation are proposed as part of this Use Permit Renewal.

Given the San Mateo County Planning Commission's past involvement on approval for the facility, this Use Permit Renewal is being heard by the Planning Commission instead of the Zoning Hearing Officer.

RECOMMENDATION

That the Planning Commission approve the Use Permit Renewal, County File Number PLN 2011-00070, by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Summer Burlison, Project Planner, 650/363-1815

Applicant: Marcus Maita

Owner: Marcus Maita, Gina Wood

Location: 3151 Edison Way, North Fair Oaks

APN: 060-041-100

Parcel Size: 3.58 acres

Existing Zoning: M-1/Edison/NFO (Light Industrial/Edison/North Fair Oaks)

General Plan Designation: General Industrial

Sphere-of-Influence: Redwood City

Existing Land Use: Multi-sports and recreation facility

Water Supply: California Water Service Company

Sewage Disposal: Fair Oaks Sewer District

Flood Zone: Zone X (area of minimal flooding), per Community Panel 06081C0302E, effective October 16, 2012

Environmental Evaluation: Categorically exempt under Section 15301, Class 1, of the California Environmental Quality Act, regarding the continued operation of an existing facility.

Setting: The project parcel is situated among a row of industrial zoned parcels within an otherwise densely developed residential neighborhood. The project site is located at the corner of Edison Way and 5th Avenue and includes two buildings, 69,000 sq. ft. and 3,000 sq. ft., that accommodate multiple sports and exercise programs, a café/food service area, and Sheriff substation offices. The remainder of the premises are paved and striped for onsite parking.

Chronology:

<u>Date</u>	<u>Action</u>
December 2011	- Zoning Text Amendment and Use Permit PLN 2011-00070 approved by the Board of Supervisors to allow indoor exercise and leisure facilities in the M-1/Edison/NFO Zoning District subject to a Use Permit, and to allow conversion of a former beer distribution facility into an indoor multi-sports and recreational facility located at 3151 Edison Way (SportsHouse).
November 2012	- Building Permit final approval, BLD 2012-00160, to convert existing warehouse into an indoor sports facility.

- October 2013 - Six (6) month Use Permit Administrative Review completed.
- February 2015 - One (1) year Use Permit Administrative Review completed; concerns addressed over boxing events, noise, traffic, garbage, and landscape screening.
- August 2016 - Three (3) year Use Permit Administrative Review completed.
- February 16, 2017 - Use Permit Renewal application submitted.
- March 22, 2018 - Use Permit Renewal consideration by the North Fair Oaks Community Council.
- April 25, 2018 - Use Permit Renewal consideration by the Planning Commission.

DISCUSSION

A. KEY ISSUES

1. Compliance with the General Plan/North Fair Oaks Community Plan

The project complies with all applicable General Plan Policies, specifically,

a. Park and Recreation Resources/Health and Wellness

Policy 6.1 (*Equitable and Balanced System of Facilities*), Policy 6.9 (*Locate Suitable Park and Recreation Facilities in Urban Areas*), and Policy 6.14 (*Site Planning for Public and Private Facilities*) encourage a balanced and equitable system of park and recreation facilities to locate in urban areas, take advantage of existing service infrastructure systems, maximize the recreational use of limited available land, and provide a variety of recreational activities. Furthermore, the North Fair Oaks (NFO) Community Plan recognizes that play and recreation are important factors that contribute to the overall health and wellness of the community and that the NFO area is significantly deficient in parks and recreational facilities when compared to surrounding incorporated cities. Therefore, the NFO Community Plan encourages the efficient use of existing facilities to provide quality recreational facilities that offer a variety of programs and activities for residents of all ages.

The existing multi-sports and recreational facility, established within a former distribution warehouse, offers a diverse mix of year round sporting, exercise and recreational programs for people of all ages in a

densely populated community that lacks adequate sports and recreational amenities.

2. Compliance with the Zoning Regulations

a. Permitted Uses

The M-1/Edison/NFO Zoning District permits indoor exercise and leisure facilities subject to a Use Permit. The applicant has been operating the existing multi-sports and recreational facility since 2012 under a Use Permit approved in December 2011 by the Board of Supervisors.

b. Compliance with the Conditions of Last Approval

The Use Permit's last conditions of approval are assessed below with regard to compliance and whether the conditions should be retained or revised. Staff recommends that some conditions, as indicated, be eliminated in instances where the condition (1) has been satisfied, or (2) is no longer deemed necessary.

Current Planning Section

- (1) This approval applies only to the proposal, documents and plans described in the staff report and submitted for review and approval by the Planning Commission on November 16, 2011, and subsequently by the Board of Supervisors on December 13, 2011. Any changes or revisions 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.

Compliance with Condition? Yes.

Recommended to Retain Condition? Yes, with an update to replace previous approvals with the date of an upcoming Planning Commission public hearing for consideration of the subject renewal, tentatively April 25, 2018. The revised condition will read:

“This approval applies only to the proposal, documents and plans described in the staff report and submitted for review and approval by the Planning Commission on April 25, 2018. Any changes or revisions 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) The Use Permit shall be valid for five (5) years from the date of final approval, and shall expire on January 15, 2017. The applicant shall apply for renewal of the Use Permit, and pay applicable renewal fees six (6) months prior to expiration, if continuation of the use is desired. Any change in use shall be required to comply with applicable zoning regulations for this district.

Compliance with Condition? Yes. The subject renewal application was received on February 16, 2017, upon notification issued by the Planning Department. Planning staff completed a review of the renewal subsequent to the filing of a renewal application; however, due to other priority projects and staff workloads, processing of the renewal was delayed.

Recommended to Retain Condition? Yes, with an update to reflect a new five (5) year term from the date of last expiration, which would be January 15, 2022.

- (3) There shall be three administrative reviews, six (6) months after final building permit inspection, in January 2013, and in January 2015, to verify compliance with the conditions of this Use Permit approval and to review the performance of the operation to determine whether any modifications to the conditions, or any new conditions, are necessary to minimize any new or unforeseen adverse impacts. The applicant shall be responsible for paying the applicable administrative review fee for each required administrative review, and each administrative review shall include a referral to the North Fair Oaks Community Council for comments, particularly regarding traffic, security and noise. If the County finds that the use is not in compliance with the conditions of approval, the applicant shall have thirty (30) days to comply with the terms of the approved Use Permit or apply for a use permit amendment, including payment of all applicable fees. Failure to do either action will result in the initiation of use permit revocation proceedings.

Compliance with Condition? Yes. A total of three (3) administrative reviews, including referral to the North Fair Oaks Community Council, were completed since the final building permit inspection in November 2012. See the Chronology above for the completion dates of the past administrative reviews.

Recommended to Retain Condition? Yes, with an update to require one (1) administrative review at the midway point of the

new five (5) year Use Permit term, being in January 2020. Increased administrative reviews were required for the initial five (5) year Use Permit term as this was a new, unfamiliar use being introduced to the neighborhood. However, the use has been in operation for over five (5) years and no changes to the existing approved operation are proposed. Therefore, staff recommends reducing the number of administrative reviews for the next five (5) year Use Permit term; the administrative review would include a referral to the North Fair Oaks Community Council, as has been the past process. The revised condition will read:

“There shall be one (1) administrative review in January 2020 to verify compliance with the conditions of this Use Permit that will include review of the performance of the operation to determine whether any modifications to the conditions, or any new conditions, are necessary. The applicant shall be responsible for paying the applicable administrative review fee and each administrative review shall include a referral to the North Fair Oaks Community Council for comments, particularly regarding traffic, security and noise. If the County finds that the use is not in compliance with the conditions of approval, the applicant shall have thirty (30) days to comply with the terms of the approved Use Permit or apply for a use permit amendment, including payment of all applicable fees. Failure to do either action will result in the initiation of use permit revocation proceedings.

- (4) The hours of operation for visitors to the sports facility shall be no earlier than 6:00 a.m. and all visitors shall be vacated from the premises by 12:00 a.m. during weekdays (Monday through Friday) and shall open no earlier than 8:00 a.m. with all visitors vacated from the premises by 12:00 a.m. on Saturdays and Sundays. Use of the facility after 10:00 p.m. shall be limited to adult league games. San Mateo County Sheriff's staff may be on-site at any time.

Compliance with Condition? Yes.

Recommended to Retain Condition? Yes.

- (5) The café shall stop serving alcohol one hour before closing time. Closing time shall be the time when the public is required to vacate the premises.

Compliance with Condition? Yes.

Recommended to Retain Condition? Yes.

- (6) Gates shall be maintained at the access driveways to the site and shall be kept closed during non-business hours to deter unauthorized people from accessing and loitering on the property site.

Compliance with Condition? No, the Sheriff's Department operates a substation office on the premises which can require access to the property outside of business hours of the sports facility and therefore the gates do remain open during non-business hours of the sports facility. Given the visible law enforcement presence at the premise, unauthorized access and loitering outside of the facility's business hours is not believed to be an issue.

Recommended to Retain Condition? Yes, with an update to accommodate access by the Sheriff's Department outside of business hours of the sports facility. The revised condition will read:

"Gates shall be maintained at the access driveways to the site and shall be kept closed during non-business hours, except when necessary to remain open for access to the premises by the Sheriff's Department, to deter unauthorized people from accessing and loitering on the property site."

- (7) Landscaping shall be installed and maintained throughout the life of the use along the public right-of-ways (i.e., Edison Way and 5th Avenue) to provide added buffering from surrounding neighbors. Landscaping shall include, but not be limited to, hedges or other appropriate native vegetation that will provide opaque screening a minimum of 3 ½ feet above grade along the Edison Way public right-of-way to minimize glare from vehicle lights on residences across Edison Way. Field verification of landscaping shall be completed by the Planning Department prior to final Planning approval of the issued building permit.

Compliance with Condition? Yes.

Recommended to Retain Condition? Yes, with an update to consolidate this condition (no. 7) with condition no. 8 and remove references to requirements that have already been satisfied. The consolidated and revised condition will read:

"Landscaping shall be maintained throughout the life of the use along the public right-of-ways (i.e., Edison Way and 5th Avenue) to provide added buffering from surrounding neighbors.

Landscaping shall include, but not be limited to, hedges or other appropriate native vegetation that will provide opaque screening a minimum of 3 ½ feet above grade along the Edison Way public right-of-way to minimize glare from vehicle lights on residences across Edison Way. All maintained landscaping shall be native, non-invasive species. All perimeter landscaping shall serve to screen and soften the public's view of the site."

- (8) The applicant shall submit a landscape plan at the time of the building permit application for review and approval by the Planning Department. The landscape plan shall include the location, size and species of any proposed landscaping, and shall include, but not be limited to, hedges or other appropriate native vegetation that will provide opaque screening a minimum of 3 ½ feet above grade along the Edison Way public right-of-way. In addition, all proposed landscaping shall be of native, non-invasive species. Prior to final Planning approval of the building permit for the project, a site inspection shall be required by the Planning Department to verify that all approved landscaping has been implemented. All perimeter landscaping shall serve to screen and soften the public's view of the site.

Compliance with Condition? Yes.

Recommended to Retain Condition? No, applicable sections of this condition have been consolidated into condition no. 7.

- (9) The applicant shall provide a wheel stopping device for any on-site parking spaces abutting a landscaped area to prevent vehicular overhang.

Compliance with Condition? No, this requirement was waived during initial construction under the discretion of the Community Development Director.

Recommended to Retain Condition? No, staff does not believe this condition is necessary as on-site parking does not appear to be adversely impacting the maintenance or health of any abutting perimeter landscaping.

- (10) Loitering in and around the premises shall be prohibited. Facility staff shall regularly monitor all areas of the premise, particularly the outdoor parking lot areas, during hours of operation to ensure that visitors and/or unauthorized persons are not loitering in the parking lot and that no loud noises are generated from the premises at any time.

Compliance with Condition? Yes.

Recommended to Retain Condition? Yes.

- (11) At any time during business operations there shall be an appointed, identified, responsible staff member designated as the “Community Point of Contact.” The Community Point of Contact shall serve as the primary contact person for all public inquiries and/or complaints regarding noise and/or parking lot operations, including loitering, and shall respond immediately to address any concerns and/or complaints.

Compliance with Condition? Yes.

Recommended to Retain Condition? Yes.

- (12) Video surveillance shall be provided for all exterior areas of the premise, 24 hours a day/7 days a week, and shall (at a minimum) include security surveillance camera coverage of all parking lot areas, the perimeters of the premise, and entrance and exit doors to the facility.

Compliance with Condition? Yes.

Recommended to Retain Condition? Yes.

- (13) All weather signs shall be posted around the site notifying the public that the site is under 24-hour surveillance. The signs shall be designed and posted such that they are legible and visible to the general public, and shall be maintained and replaced as necessary. The minimum required posting locations should be at the west parking lot area, the west driveway (farthest from 5th Avenue), and the east driveway (closest to 5th Avenue).

Compliance with Condition? Yes

Recommended to Retain Condition? Yes, with an update to remove reference to requirements that have already been satisfied. The revised condition will read:

“All weather signs shall be maintained around the site notifying the public that the site is under 24-hour surveillance. The signs shall be maintained such that they are legible and visible to the general public, and shall be replaced as necessary. The minimum required posting locations should be at the west

parking lot area, the west driveway (farthest from 5th Avenue), and the east driveway (closest to 5th Avenue).”

- (14) A Site Security Plan shall be submitted to the Planning Department for review and approval prior to issuance of a building permit. At a minimum, the plan shall include details of the signs notifying the public that the site is under 24-hour surveillance, details of the proposed security equipment/cameras to be used for video surveillance of the premise, sign and camera locations, and coverage areas of the cameras. Verification by the Planning Department that the approved plan has been implemented and is in properly functioning order shall be required prior to Building Permit final.

Compliance with Condition? Yes.

Recommended to Retain Condition? No, this condition is no longer applicable as a Site Security Plan has already been submitted, approved, and in operation.

- (15) Noise levels associated with the approved use shall not exceed the limitations set forth in the County Noise Ordinance and/or Performance Standards of the M-1/Edison/NFO Zoning District.

Compliance with Condition? Yes.

Recommended to Retain Condition? Yes.

- (16) Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturdays. Construction activities shall be prohibited on Sundays and any nationally observed holidays. Noise levels produced by construction activities shall not exceed the 80-dBA level at any one moment.

Compliance with Condition? Yes.

Recommended to Retain Condition? No, this condition is no longer applicable.

- (17) The roll-up doors along the west building elevation shall remain closed during business hours to limit interior noise from escaping the building.

Compliance with Condition? Yes.

Recommended to Retain Condition? Yes.

- (18) The applicant is responsible for ensuring that all contractors are aware of all stormwater quality measures and implement such measures. Failure to comply with construction Best Management Practices (BMPs) will result in the issuance of correction notices, citations or a project stop order. BMPs shall include, but not be limited to, the following:
- (a) Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - (b) Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
 - (c) Using sediment controls or filtration to remove sediment when dewatering the site and obtaining all necessary permits.
 - (d) Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - (e) Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

Compliance with Condition? Yes.

Recommended to Retain Condition? No, this condition was intended to set forth construction-related Best Management Practices for stormwater runoff and is no longer applicable as no construction is proposed for the foreseeable future.

- (19) The applicant shall encourage visitors to carpool and/or use alternative modes of transportation to the project site. Information shall be made readily available on any facility website or to persons visiting the facility of options for alternative modes of transportation to the facility, including public transit services.

Compliance with Condition? Yes, the facility's website includes information on nearby public SamTrans bus routes, and encourages carpooling to the facility.

Recommended to Retain Condition? Yes.

- (20) Planning verification shall be required to ensure that all approved on-site parking, including striping and markings for compact parking spaces, has been completed prior to building permit final.

Compliance with Condition? Yes.

Recommended to Retain Condition? No, this condition is no longer applicable and is recommended to be replaced with the following condition:

"All approved on-site parking, including striping and markings for compact parking spaces, shall be maintained in a condition that is easily recognizable and immediately clear to vehicular drivers."

- (21) All exterior lighting (including site and building) shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. The applicant shall submit a photometric plan and design manufacturer's "cut sheets" for all proposed exterior lighting as part of the building permit submittal for review and approval by the Planning Department. Field verification of exterior lighting shall be conducted by the Planning Department prior to final Planning approval of the issued building permit.

Compliance with Condition? Yes.

Recommended to Retain Condition? Yes, with an update to remove references to requirements that have already been satisfied. The revised condition will read:

"All exterior lighting (including site and building) shall be maintained to confine direct rays to the subject property and prevent glare in the surrounding area."

- (22) All exterior lighting not necessary for security purposes, shall be turned off during non-business hours.

Compliance with Condition? Yes.

Recommended to Retain Condition? Yes.

- (23) Any licensed alcohol sales and consumption during public business hours shall be limited to the sports café area only. Signs shall be posted in visible locations in the sports café area indicating to patrons that no alcohol shall be removed from the sports café area and this shall be strictly enforced by sports café staff.

Compliance with Condition? Yes.

Recommended to Retain Condition? Yes.

- (24) The applicant shall obtain a building permit prior to the start of any tenant improvement work on-site.

Compliance with Condition? Yes.

Recommended to Retain Condition? Yes. While no tenant improvement work is proposed or anticipated, this condition is recommended to be retained for the duration of the use.

- (25) The applicant shall ensure that all noise, light, dust, odors and other interferences with persons and property off the site be minimized.

Compliance with Condition? Yes.

Recommended to Retain Condition? Yes.

- (26) The use of brilliant, deep, highly contrasting or reflective exterior building colors shall be prohibited. The applicant shall submit color paint samples to the Planning Department for review and approval prior to any repainting of exterior buildings or structures.

Compliance with Condition? Yes, all existing exterior paint colors were approved by the Community Development Director prior to implementation.

Recommended to Retain Condition? Yes.

- (27) The applicant shall be responsible for ensuring that all garbage, debris, litter and/or solid waste generated from the proposed use is properly disposed of and picked up on a daily basis.

Compliance with Condition? Yes

Recommended to Retain Condition? Yes.

- (28) Any outdoor garbage dumpsters shall be screened from view by six (6) foot high fencing and/or landscaping materials to reduce visual impacts. Verification of compliance with this condition shall be completed prior to a building permit final inspection.

Compliance with Condition? Yes.

Recommended to Retain Condition? Yes, with an update to remove the last sentence as this referenced requirement has already been satisfied.

- (29) The applicant shall maintain a valid license from Alcohol Beverage Control (ABC) for alcohol sales/service in the café area, which shall be limited to beer and wine. A copy of the license shall be submitted to the Planning Department for record. If the license is ever revoked or suspended, the applicant shall notify the Planning Department within ten (10) days of any such revocation or suspension.

Compliance with Condition? Yes, the facility maintains a valid Type 41 (On-sale beer and wine) liquor license.

Recommended to Retain Condition? Yes.

- (30) The Planning and Building Department shall be notified prior to any new tenant occupancy.

Compliance with Condition? Yes.

Recommended to Retain Condition? Yes.

- (31) The applicant shall maintain all perimeter fencing in good condition. Any damage to perimeter fencing shall be promptly repaired. All repairs shall match the appearance, materials, and workmanship of the fence as originally constructed.

Compliance with Condition? Yes.

Recommended to Retain Condition? Yes.

- (32) Dust, odors, or air pollutants generated from the project shall not be permitted beyond the boundaries of the M-1/Edison/NFO District.

Compliance with Condition? Yes.

Recommended to Retain Condition? Yes.

- (33) All signage proposed for the site shall be indicated on a site plan and shall be submitted to the Planning and Building Department for review and approval prior to installation, including obtaining a building permit if necessary, and shall comply with the sign regulations of the M-1/Edison/NFO Zoning District.

Compliance with Condition? Yes.

Recommended to Retain Condition? Yes.

- (34) Any new distribution lines shall be placed underground.

Compliance with Condition? Yes.

Recommended to Retain Condition? Yes.

- (35) Vibration perceptible on adjoining property, except for temporary construction operations, shall be prohibited.

Compliance with Condition? Yes.

Recommended to Retain Condition? Yes.

- (36) All uses, activities or operations associated with the proposed indoor sports and recreation facility shall be conducted entirely on the property.

Compliance with Condition? Yes.

Recommended to Retain Condition? Yes.

- (37) The applicant shall submit a check in the amount of \$2,094.00, made payable to San Mateo County, to the project planner to file with the Notice of Determination within four (4) working days of final approval of the project. The fee includes an environmental filing fee of \$2,044.00 (effective January 1, 2011) as required under Fish and Game Code Section 711.4(d), plus a \$50.00 recording fee. The Fish and Game filing fee of \$2,044.00 is

subject to change as of January 1, 2012. Please contact the project planner to confirm the current filing fee for payment after January 1, 2012.

Compliance with Condition? Yes.

Recommended to Retain Condition? No, this condition is no longer applicable.

- (38) Parking spaces on the east side of the parcel shall be limited to reserved parking for employees, sheriff staff, and/or assigned members. The spaces shall be visually designated (e.g. signs or pavement markings) to indicate the spaces are for limited authorized use only.

Compliance with Condition? Yes.

Recommended to Retain Condition? Yes.

Building Inspection Section

- (39) An automatic fire sprinkler system will be required. In San Mateo County Building DIVISION VII Regulations, this permit must be issued prior to or in conjunction with the building permit.

Compliance with Condition? Yes.

Recommended to Retain Condition? Yes, with an update that the existing installed fire sprinkler system shall be maintained throughout the duration of the use. The revised condition will read:

“A functioning automatic fire sprinkler system shall be maintained, for the life of the permitted use, to the satisfaction of the Building Inspection Section.”

- (40) A site drainage plan will be required. This plan must demonstrate how roof drainage and site runoff will be directed to an approved disposal area.

Compliance with Condition? Yes.

Recommended to Retain Condition? Yes, with an update that approved site drainage shall be maintained in functioning condition throughout the duration of the use. The revised condition will read:

“Approved roof and site drainage shall be maintained in a functioning condition, for the life of the permitted use, to the satisfaction of the Building Inspection Section.”

- (41) Sediment and erosion control measures must be installed prior to beginning any site work and maintained throughout the term of the permit. Failure to install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

Compliance with Condition? No.

Recommended to Retain Condition? No.

- (42) This project must comply with the Green Building Ordinance.

Compliance with Condition? Yes.

Recommended to Retain Condition? No, the Green Building Ordinance has been repealed and therefore this condition is no longer applicable.

- (43) A complete code summary shall be provided on the cover sheet of the proposed building plans and shall include type of construction, allowable area and calculations, group and/or use, type of automatic fire sprinkler system, current applicable building codes, and occupancy type and loads.

Compliance with Condition? Yes.

Recommended to Retain Condition? No, this condition is no longer applicable.

- (44) All drawings must be drawn to scale and clearly define the whole project and its scope in its entirety.

Compliance with Condition? Yes.

Recommended to Retain Condition? No, this condition is no longer applicable.

Department of Public Works

- (45) The south driveway, closest to 5th Avenue, shall be designated as an entrance only driveway, and the north driveway, farthest from 5th Avenue, shall be designated as an exit only driveway. Striping and signage at each driveway shall be completed to the satisfaction of the Department of Public Works prior to Building Permit final.

Compliance with Condition? Yes.

Recommended to Retain Condition? Yes, with an update to remove reference to requirements that have already been satisfied. The revised condition will read:

“The south driveway, closest to 5th Avenue, shall be designated and maintained as an entrance only driveway, and the north driveway, farthest from 5th Avenue, shall be designated and maintained as an exit only driveway. Striping and signage at each driveway shall be maintained to the satisfaction of the Department of Public Works.”

Menlo Park Fire Protection District

- (46) Any hazardous materials on the site, including empty, full, or partially full compressed gas containers shall be removed and disposed of in accordance with State and San Mateo County Environmental Laws.

Compliance with Condition? Yes.

Recommended to Retain Condition? No, this condition is no longer applicable.

- (47) The existing automatic fire sprinkler system will be required to be upgraded to accommodate the new use of the building.

Compliance with Condition? Yes.

Recommended to Retain Condition? No, this condition is no longer applicable.

- (48) The fire department connections to the fire sprinkler system(s) will require adjustment, to allow fire apparatus to supplement the fire sprinkler system from Edison Way.

Compliance with Condition? Yes.

Recommended to Retain Condition? No, this condition is no longer applicable.

- (49) Other life safety systems will also need to be added to the building, including a new fire alarm system in accordance with current Fire Codes for Group A (Assembly) Occupancies. Possible voice evacuation system required.

Compliance with Condition? Yes.

Recommended to Retain Condition? No, this condition is no longer applicable.

- (50) When final plans are drawn, additional exiting from the building may be needed.

Compliance with Condition? Yes.

Recommended to Retain Condition? No, this condition is no longer applicable.

- (51) Prior to building permit final, the applicant shall contact Menlo Park Fire Protection District to schedule a final fire inspection. PLEASE NOTE THAT A 48-HOUR NOTICE IS REQUIRED FOR ALL INSPECTIONS.

Compliance with Condition? Yes.

Recommended to Retain Condition? No, this condition is no longer applicable.

Environmental Health Division

- (52) The applicant shall submit detailed plans for the food service area prior to its operation. An annual Environmental Health permit shall be maintained for its operation.

Compliance with Condition? Yes.

Recommended to Retain Condition? Yes, with an update to remove reference to requirements that have already been satisfied. The revised condition will read:

“An annual Environmental Health permit shall be maintained for continued operation of the food service area.”

c. Additional Conditions

Based on previous administrative reviews, the following additional conditions are recommended to be added to the Use Permit:

- (1) Facility staff shall monitor and pick-up improperly disposed garbage (including debris, litter and/or solid waste) generated from the facility, including from patrons, around the property premise and along the Edison Way street frontage on a daily basis.
- (2) Clear markings shall be maintained for the entrance and exit driveways to the premise to identify ingress and egress for vehicles traveling along Edison Way and to aid in interior, on-site vehicle circulation.

3. Compliance with the Use Permit Renewal Finding

The granting of a Use Permit Renewal is subject to 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.

Planning staff has determined that the facility has maintained substantial compliance with its applicable conditions of approval since the facility's establishment in 2012. Staff has referred this renewal application to applicable reviewing agencies, none of which identified any concerns with the renewal request. During a one-year administrative review of the Use Permit in 2014, concerns over the facility's compliance with its Use Permit were raised by neighbors with regards to holding boxing events at the facility, noise, traffic and parking, garbage, and landscape screening along Edison Way. In response to the neighbors' concerns, SportsHouse worked with staff to address the concerns by posting signage for noise and traffic, assessing garbage receptacles and parking management practices, and replacing landscape screening along Edison Way. Additionally, the facility immediately ceased holding boxing events on the premises as these types of events were not considered under the granting of the facility's original Use Permit. More recently, the applicant has worked with the Department of Public Works to install two permanent "No SportsHouse Parking" signs along the residential side of Edison Way and the applicant has provided

over 6 portable “A” frame signs with the same message to neighbors across the street from the facility to use to their desire to help direct visitors to the facility’s on-site parking lot. Staff has verified with the County Department of Public Works, Sheriff’s Department, and Code Compliance Section that there are no recent records of complaints on the facility. Therefore, staff believes that the continued operation of the facility, subject to the recommended conditions, will not cause a detriment to public welfare, property or improvements in the neighborhood.

B. REVIEW BY THE NORTH FAIR OAKS COMMUNITY COUNCIL

The North Fair Oaks Community Council considered this project at its March 22, 2018 Council meeting and made a recommendation for approval subject to an added condition that the applicant pursue shared parking agreements with neighboring businesses and review and assess the option of a permit parking program for the neighbors along Edison Way. Staff recognizes that residential parking within the North Fair Oaks (NFO) Community, when combined with nearby commercial businesses, generates increased public parking problems along the road right-of-ways. The pursuit of a permit parking program in the NFO area, including along Edison Way, is a continued effort that the County is exploring between County Departments. Therefore, staff has limited the recommended condition from the NFOCC to the applicant pursuing shared parking agreements within the area, see condition of approval number 35.

C. ENVIRONMENTAL REVIEW

The project is exempt from environmental review pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA), regarding the continued operation of an existing facility.

D. REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Environmental Health Division
Menlo Park Fire District
North Fair Oaks Community Council

ATTACHMENTS

- A. Recommended Findings an Conditions of Approval
- B. Location Map
- C. Previous Conditions of Approval, dated December 16, 2011
- D. Site Photos

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2011-00070

Hearing Date: April 25, 2018

Prepared By: Summer Burlison
Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Section 15301, Class 1, relating to the continued operation of an existing facility with no expansion of use. A Notice of Exemption will be filed and posted for review.

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, 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 the use has maintained substantial compliance with its applicable conditions of approval since the facility's establishment in 2012. The applicant has been cooperative in responding to concerns raised by neighbors in a timely manner during past administrative reviews related to garbage, landscaping, traffic and noise. Additionally, no reviewing agency has recommended that the use permit renewal be denied and no project changes are proposed with this renewal.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal, documents and plans described in the staff report and submitted for review and approval by the Planning Commission on April 25, 2018. Any changes or revisions 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. The Use Permit shall be valid for five (5) years from the date of final approval, and shall expire on January 15, 2022. The applicant shall apply for renewal of the Use Permit, and pay applicable renewal fees six (6) months prior to expiration, if continuation of the use is desired. Any change in use shall be required to comply with applicable zoning regulations for this district.
3. There shall be one (1) administrative review in January 2020 to verify compliance with the conditions of this Use Permit that will include review of the performance of the operation to determine whether any modifications to the conditions, or any new conditions, are necessary. The applicant shall be responsible for paying the applicable administrative review fee and each administrative review shall include a referral to the North Fair Oaks Community Council for comments, particularly regarding traffic, security and noise. If the County finds that the use is not in compliance with the conditions of approval, the applicant shall have thirty (30) days to comply with the terms of the approved Use Permit or apply for a use permit amendment, including payment of all applicable fees. Failure to do either action will result in the initiation of use permit revocation proceedings.
4. The hours of operation for visitors to the sports facility shall be no earlier than 6:00 a.m. and all visitors shall be vacated from the premises by 12:00 a.m. during weekdays (Monday through Friday) and shall open no earlier than 8:00 a.m. with all visitors vacated from the premises by 12:00 a.m. on Saturdays and Sundays. Use of the facility after 10:00 p.m. shall be limited to adult league games. San Mateo County Sheriff's staff may be on-site at any time.
5. The café shall stop serving alcohol one hour before closing time. Closing time shall be the time when the public is required to vacate the premises.
6. Gates shall be maintained at the access driveways to the site and shall be kept closed during non-business hours, except when necessary to remain open for access to the premises by the Sheriff's Department, to deter unauthorized people from accessing and loitering on the property site.
7. Landscaping shall be maintained throughout the life of the use along the public right-of-ways (i.e., Edison Way and 5th Avenue) to provide added buffering from surrounding neighbors. Landscaping shall include, but not be limited to, hedges or other appropriate native vegetation that will provide opaque screening a minimum of 3 ½ feet above grade along the Edison Way public right-of-way to minimize glare from vehicle lights on residences across Edison Way. All maintained landscaping shall be native, non-invasive species. All perimeter landscaping shall serve to screen and soften the public's view of the site.
8. Loitering in and around the premises shall be prohibited. Facility staff shall regularly monitor all areas of the premise, particularly the outdoor parking lot areas, during hours of operation to ensure that visitors and/or unauthorized

persons are not loitering in the parking lot and that no loud noises are generated from the premises at any time.

9. Facility staff shall monitor and pick-up improperly disposed garbage (including debris, litter and/or solid waste) generated from the facility, including from patrons, around the property premise and along the Edison Way street frontage on a daily basis.
10. At any time during business operation there shall be an appointed, identified, responsible staff member designated as the "Community Point of Contact." The Community Point of Contact shall serve as the primary contact person for all public inquiries and/or complaints regarding noise and/or parking lot operations, including loitering, and shall respond immediately to address any concerns and/or complaints.
11. Video surveillance shall be provided for all exterior areas of the premise, 24 hours a day/7 days a week, and shall (at a minimum) include security surveillance camera coverage of all parking lot areas, the perimeters of the premise, and entrance and exit doors to the facility.
12. All weather signs shall be maintained around the site notifying the public that the site is under 24-hour surveillance. The signs shall be maintained such that they are legible and visible to the general public, and shall be replaced as necessary. The minimum required posting locations should be at the west parking lot area, the west driveway (farthest from 5th Avenue), and the east driveway (closest to 5th Avenue).
13. Noise levels associated with the approved use shall not exceed the limitations set forth in the County Noise Ordinance and/or Performance Standards of the M-1/Edison/NFO Zoning District.
14. The roll-up doors along the west building elevation shall remain closed during business hours to limit interior noise from escaping the building.
15. The applicant shall encourage visitors to carpool and/or use alternative modes of transportation to the project site. Information shall be made readily available on any facility website or to persons visiting the facility of options for alternative modes of transportation to the facility, including public transit services.
16. All approved on-site parking, including striping and markings for compact parking spaces, shall be maintained in a condition that is easily recognizable and immediately clear to vehicular drivers.
17. All exterior lighting (including site and building) shall be maintained to confine direct rays to the subject property and prevent glare in the surrounding area.

18. All exterior lighting not necessary for security purposes, shall be turned off during non-business hours.
19. Any licensed alcohol sales and consumption during public business hours shall be limited to the sports café area only. Signs shall be posted in visible locations in the sports café area indicating to patrons that no alcohol shall be removed from the sports café area and this shall be strictly enforced by sports café staff.
20. The applicant shall obtain a building permit prior to the start of any tenant improvement work on-site.
21. The applicant shall ensure that all noise, light, dust, odors and other interferences with persons and property off the site be minimized.
22. The use of brilliant, deep, highly contrasting or reflective exterior building colors shall be prohibited. The applicant shall submit color paint samples to the Planning Department for review and approval prior to any repainting of exterior buildings or structures.
23. The applicant shall be responsible for ensuring that all garbage, debris, litter and/or solid waste generated from the proposed use is properly disposed of and picked up on a daily basis.
24. Any outdoor garbage dumpsters shall be screened from view by six (6) foot high fencing and/or landscaping materials to reduce visual impacts.
25. The applicant shall maintain a valid license from Alcohol Beverage Control (ABC) for alcohol sales/service in the café area, which shall be limited to beer and wine. A copy of the license shall be submitted to the Planning Department for record. If the license is ever revoked or suspended, the applicant shall notify the Planning Department within ten (10) days of any such revocation or suspension.
26. The Planning and Building Department shall be notified prior to any new tenant occupancy.
27. The applicant shall maintain all perimeter fencing in good condition. Any damage to perimeter fencing shall be promptly repaired. All repairs shall match the appearance, materials, and workmanship of the fence as originally constructed.
28. Dust, odors, or air pollutants generated from the project shall not be permitted beyond the boundaries of the M-1/Edison/NFO District.
29. All signage proposed for the site shall be indicated on a site plan and shall be submitted to the Planning and Building Department for review and approval prior to installation, including obtaining a building permit if necessary, and shall comply with the sign regulations of the M-1/Edison/NFO Zoning District.

30. Any new distribution lines shall be placed underground.
31. Vibration perceptible on adjoining property, except for temporary construction operations, shall be prohibited.
32. All uses, activities or operations associated with the proposed indoor sports and recreation facility shall be conducted entirely on the property.
33. Parking spaces on the east side of the parcel shall be limited to reserved parking for employees, sheriff staff, and/or assigned members. The spaces shall be visually designated (e.g. signs or pavement markings) to indicate the spaces are for limited authorized use only.
34. Clear markings shall be maintained for the entrance and exit driveways to the premise to identify ingress and egress for vehicles traveling along Edison Way and to aid in interior, on-site vehicle circulation.
35. The applicant shall pursue shared parking agreements with neighboring businesses to alleviate spillover visitor parking for the permitted facility. Any shared parking agreements shall be submitted to the Current Planning Section for review and acceptance by the Planning and Building Department and Department of Public Works.

Building Inspection Section

36. A functioning automatic fire sprinkler system shall be maintained, for the life of the permitted use, to the satisfaction of the Building Inspection Section.
37. Approved roof and site drainage shall be maintained in a functioning condition, for the life of the permitted use, to the satisfaction of the Building Inspection Section.

Department of Public Works

38. The south driveway, closest to 5th Avenue, shall be designated and maintained as an entrance only driveway, and the north driveway, farthest from 5th Avenue, shall be designated and maintained as an exit only driveway. Striping and signage at each driveway shall be maintained to the satisfaction of the Department of Public Works.

Environmental Health Division

39. An annual Environmental Health permit shall be maintained for continued operation of the food service area.

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San Mateo County Planning Commission Meeting

Owner/Applicant: MAITA

Attachment: B

File Numbers: PLN 2011-00070



County of San Mateo

Planning & Building Department

455 County Center, 2nd Floor
Redwood City, California 94063
650/363-4161 Fax: 650/363-4849

Mail Drop PLN122
plngbldg@co.sanmateo.ca.us
www.co.sanmateo.ca.us/planning

December 16, 2011

Marcus Maita
3151 Edison Way
Redwood City, Ca 94063

Dear Mr. Maita:

PROJECT FILE

Subject: **DECISION LETTER**
File Number: PLN2011-00070
Location: 3151 Edison Way, North Fair Oaks
APN: 060-041-100

On December 13, 2011, the San Mateo County Board of Supervisor considered a Zoning Text Amendment and Use Permit, pursuant to Sections 6550 and 6500 of the San Mateo County Zoning Regulations, respectively, and certification of a Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA) to: (1) amend County Zoning Regulations Sections 6277.2 and 6277.3 of the Light Industrial/Edison/North Fair Oaks (M-1/Edison/NFO) Zoning District to allow indoor exercise and leisure facilities subject to a Use Permit, and (2) allow conversion of a former beer distribution facility into an indoor multi-sports and recreational facility located at 3151 Edison Way, in the unincorporated North Fair Oaks area of San Mateo County.

Based on information provided by staff and evidence presented at the hearing, the Board of Supervisors on a vote of 5-0, adopted the ordinance amending Chapter 17 of the County Zoning Regulations, certified the Mitigated Negative Declaration as complete and adequate in accordance with the California Environmental Quality Act (CEQA), and approved the Use Permit subject to the findings and conditions of approval in Attachment A, with a minor modification to condition of approval number 3.

ATTACHMENT C

Marcus Maita
December 16, 2011
Page 2

If you have questions regarding this matter, please contact Summer Burlison, Project Planner, at 650/363-1815 or by email: sburlison@smcgov.org.

Sincerely,



Rosario Fernandez
Planning Commission Secretary
Bosdec1213V_rf (Maita)

Enclosure: San Mateo County Survey - An online version of our Customer Survey is also available at: <http://www.co.sanmateo.ca.us/planning/survey>

cc: Department of Public Works
Building Inspection Section
Environmental Health Division
Menlo Park Fire District
California Water Service Company
Fair Oaks Sewer Maintenance District
North Fair Oaks Community Council
City of Redwood City Planning Department
County Assessor
Greg Munks, San Mateo County Sheriff's Department
Barbara Bonilla, Sheriff's Activities League Program Director
Adam Reininger, Sheriff's Department
Michael Otte, Sheriff's Department
Holly McFarland, Sheriff's Department
Jerry Justice, Sheriff's Department
Hugo Barrales
Gabriela Valencia

County of San Mateo
Planning and Building Department

FINDINGS AND CONDITIONS OF APPROVAL

Project File Number: PLN 2011-00070 Board Meeting Date: December 13, 2011

Prepared By: Summer Burlison,
Project Planner

Adopted By: Board of Supervisors

FINDINGS

Regarding the Environmental Review; Found:

1. That the Mitigated Negative Declaration is complete, correct and adequate, and prepared in accordance with the California Environmental Quality Act and applicable State and County Guidelines.
2. That, on the basis of the Initial Study, comments received hereto, and testimony presented and considered at the public hearing, there is no substantial evidence that the project will have a significant effect on the environment.
3. That the Mitigated Negative Declaration reflects the independent judgment of San Mateo County.
4. That the mitigation measures in the Mitigated Negative Declaration and agreed to by the owner and placed as conditions on the project have been incorporated into the Mitigation Monitoring and Reporting Plan in conformance with the California Public Resources Code Section 21081.6.

Regarding the Zoning Text Amendment; Found:

5. That the Board of Supervisors adopt, by ordinance, the proposed Zoning Text Amendment as indicated in Attachment C of the staff report. The Zoning Text Amendment would add a use that is considered compatible with the existing established land uses in the M-1/-Edison/NFO Zoning District. Future indoor exercise and leisure facilities proposed under the use would be subject to a use permit and would be considered separately on a

case-by-case basis to ensure there will be no significant impacts to the surrounding area. Additionally, based on public outreach associated with the proposed project during the pre-application public workshop and North Fair Oaks Community Council meetings, the Planning Commission and staff believe the community, in general, supports the Zoning Text Amendment.

Regarding the Use Permit; Found:

6. 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. The County has reviewed the project and determined that as proposed and conditioned, the project will not have a significant adverse impact on the environment. In addition, the project has been reviewed by other applicable agencies, including the North Fair Oaks Community Council, who have all recommended approval with conditions, which have been included as conditions of approval. Future administrative reviews and renewals will also allow staff the opportunity to determine whether any modifications to the conditions, or any new conditions, are necessary to minimize any new or unforeseen adverse impacts.
7. That the proposed project is necessary for the public health, safety and convenience or welfare as the project will establish a place that offers year round sporting and recreational programs for people of all ages in a densely developed community that currently lacks adequate sports and recreational amenities. In recent studies of the North Fair Oaks community, conducted as part of the County updates to the Community Plan, it has been determined that the North Fair Oaks area overall largely lacks recreational and sports facilities, parks, and playgrounds when compared to the surrounding incorporated cities. In addition to offering a diverse range of year round activities, the business is expected to benefit the local economy and generate new job positions of various skill levels.

CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal, documents and plans described in the staff report and submitted for review and approval by the Planning Commission on November 16, 2011, and subsequently by the Board of

Supervisors on December 13, 2011. Any changes or revisions 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. The Use Permit shall be valid for five (5) years from the date of final approval, and shall expire on January 15, 2017. The applicant shall apply for renewal of the Use Permit, and pay applicable renewal fees six (6) months prior to expiration, if continuation of the use is desired. Any change in use shall be required to comply with applicable zoning regulations for this district.
3. There shall be three administrative reviews, six (6) months after final building permit inspection, in January 2013, and in January 2015, to verify compliance with the conditions of this Use Permit approval and to review the performance of the operation to determine whether any modifications to the conditions, or any new conditions, are necessary to minimize any new or unforeseen adverse impacts. The applicant shall be responsible for paying the applicable administrative review fee for each required administrative review, and each administrative review shall include a referral to the North Fair Oaks Community Council for comments, particularly regarding traffic, security and noise. If the County finds that the use is not in compliance with the conditions of approval, the applicant shall have thirty (30) days to comply with the terms of the approved Use Permit or apply for a use permit amendment, including payment of all applicable fees. Failure to do either action will result in the initiation of use permit revocation proceedings.
4. The hours of operation for visitors to the sports facility shall be no earlier than 6:00 a.m. and all visitors shall be vacated from the premises by 12:00 a.m. during weekdays (Monday through Friday) and shall open no earlier than 8:00 a.m. with all visitors vacated from the premises by 12:00 a.m. on Saturdays and Sundays. Use of the facility after 10:00 p.m. shall be limited to adult league games. San Mateo County Sheriff's staff may be on-site at any time.
5. The café shall stop serving alcohol one hour before closing time. Closing time shall be the time when the public is required to vacate the premises.

6. Gates shall be maintained at the access driveways to the site and shall be kept closed during non-business hours to deter unauthorized people from accessing and loitering on the property site.
7. Landscaping shall be installed and maintained throughout the life of the use along the public right-of-ways (i.e., Edison Way and 5th Avenue) to provide added buffering from surrounding neighbors. Landscaping shall include, but not be limited to, hedges or other appropriate native vegetation that will provide opaque screening a minimum of 3 ½ feet above grade along the Edison Way public right-of-way to minimize glare from vehicle lights on residences across Edison Way. Field verification of landscaping shall be completed by the Planning Department prior to final Planning approval of the issued building permit.
8. The applicant shall submit a landscape plan at the time of building permit application for review and approval by the Planning Department. The landscape plan shall include the location, size and species of any proposed landscaping, and shall include, but not be limited to, hedges or other appropriate native vegetation that will provide opaque screening a minimum of 3 ½ feet above grade along the Edison Way public right-of-way. In addition, all proposed landscaping shall be of native, non-invasive species. Prior to final Planning approval of the building permit for the project, a site inspection shall be required by the Planning Department to verify that all approved landscaping has been implemented. All perimeter landscaping shall serve to screen and soften the public's view of the site.
9. The applicant shall provide a wheel stopping device for any on-site parking spaces abutting a landscaped area to prevent vehicular overhang.
10. Loitering in and around the premises shall be prohibited. Facility staff shall regularly monitor all areas of the premise, particularly the outdoor parking lot areas, during hours of operation to ensure that visitors and/or unauthorized persons are not loitering in the parking lot and that no loud noises are generated from the premises at any time.
11. At any time during business operation there shall be an appointed, identified, responsible staff member designated as the "Community Point of Contact." The Community Point of Contact shall serve as the primary contact person for all public inquiries and/or complaints regarding noise and/or parking lot operations, including loitering, and shall respond immediately to address any concerns and/or complaints.

12. Video surveillance shall be provided for all exterior areas of the premise, 24 hours a day/7 days a week, and shall (at a minimum) include security surveillance camera coverage of all parking lot areas, the perimeters of the premise, and entrance and exit doors to the facility.
13. All weather signs shall be posted around the site notifying the public that the site is under 24-hour surveillance. The signs shall be designed and posted such that they are legible and visible to the general public, and shall be maintained and replaced as necessary. The minimum required posting locations should be at the west parking lot area, the west driveway (farthest from 5th Avenue), and the east driveway (closest to 5th Avenue).
14. A Site Security Plan shall be submitted to the Planning Department for review and approval prior to issuance of a building permit. At a minimum, the plan shall include details of the signs notifying the public that the site is under 24-hour surveillance, details of the proposed security equipment/cameras to be used for video surveillance of the premise, sign and camera locations, and coverage areas of the cameras. Verification by the Planning Department that the approved plan has been implemented and is in properly functioning order shall be required prior to Building Permit final.
15. Noise levels associated with the approved use shall not exceed the limitations set forth in the County Noise Ordinance and/or Performance Standards of the M-1/Edison/NFO Zoning District.
16. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday, and 9:00 a.m. to 5:00 p.m. on Saturdays. Construction activities shall be prohibited on Sundays and any nationally observed holidays. Noise levels produced by construction activities shall not exceed the 80-dBA level at any one moment.
17. The roll-up doors along the west building elevation shall remain closed during business hours to limit interior noise from escaping the building.
18. The applicant is responsible for ensuring that all contractors are aware of all stormwater quality measures and implement such measures. Failure to comply with construction Best Management Practices (BMPs) will result in

the issuance of correction notices, citations or a project stop order. BMPs shall include, but not be limited to, the following:

- a. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
 - b. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
 - c. Using sediment controls or filtration to remove sediment when dewatering the site and obtaining all necessary permits.
 - d. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
 - e. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.
19. The applicant shall encourage visitors to carpool and/or use alternative modes of transportation to the project site. Information shall be made readily available on any facility website or to persons visiting the facility of options for alternative modes of transportation to the facility, including public transit services.
 20. Planning verification shall be required to ensure that all approved on-site parking, including striping and markings for compact parking spaces, has been completed prior to building permit final.
 21. All exterior lighting (including site and building) shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. The applicant shall submit a photometric plan and design manufacturer's "cut sheets" for all proposed exterior lighting as part of the building permit submittal for review and approval by the Planning Department. Field verification of exterior lighting shall be conducted by the Planning Department prior to final Planning approval of the issued building permit.
 22. All exterior lighting not necessary for security purposes, shall be turned off during non-business hours.

23. Any licensed alcohol sales and consumption during public business hours shall be limited to the sports café area only. Signs shall be posted in visible locations in the sports café area indicating to patrons that no alcohol shall be removed from the sports café area and this shall be strictly enforced by sports café staff.
24. The applicant shall obtain a building permit prior to the start of any tenant improvement work on-site.
25. The applicant shall ensure that all noise, light, dust, odors and other interferences with persons and property off the site be minimized.
26. The use of brilliant, deep, highly contrasting or reflective exterior building colors shall be prohibited. The applicant shall submit color paint samples to the Planning Department for review and approval prior to any repainting of exterior buildings or structures.
27. The applicant shall be responsible for ensuring that all garbage, debris, litter and/or solid waste generated from the proposed use is properly disposed of and picked up on a daily basis.
28. Any outdoor garbage dumpsters shall be screened from view by six (6) foot high fencing and/or landscaping materials to reduce visual impacts. Verification of compliance with this condition shall be completed prior to a building permit final inspection.
29. The applicant shall maintain a valid license from Alcohol Beverage Control (ABC) for alcohol sales/service in the café area, which shall be limited to beer and wine. A copy of the license shall be submitted to the Planning Department for record. If the license is ever revoked or suspended, the applicant shall notify the Planning Department within ten (10) days of any such revocation or suspension.
30. The Planning and Building Department shall be notified prior to any new tenant occupancy.
31. The applicant shall maintain all perimeter fencing in good condition. Any damage to perimeter fencing shall be promptly repaired. All repairs shall match the appearance, materials, and workmanship of the fence as originally constructed.

32. Dust, odors, or air pollutants generated from the project shall not be permitted beyond the boundaries of the M-1/Edison/NFO District.
33. All signage proposed for the site shall be indicated on a site plan and shall be submitted to the Planning and Building Department for review and approval prior to installation, including obtaining a building permit if necessary, and shall comply with the sign regulations of the M-1/Edison/NFO Zoning District.
34. Any new distribution lines shall be placed underground.
35. Vibration perceptible on adjoining property, except for temporary construction operations, shall be prohibited.
36. All uses, activities or operations associated with the proposed indoor sports and recreation facility shall be conducted entirely on the property.
37. The applicant shall submit a check in the amount of \$2,094.00, made payable to San Mateo County, to the project planner to file with the Notice of Determination within four (4) working days of final approval of the project. The fee includes an environmental filing fee of \$2,044.00 (effective January 1, 2011) as required under Fish and Game Code Section 711.4(d), plus a \$50.00 recording fee. The Fish and Game filing fee of \$2,044.00 is subject to change as of January 1, 2012. Please contact the project planner to confirm the current filing fee for payment after January 1, 2012.
38. Parking spaces on the east side of the parcel shall be limited to reserved parking for employees, sheriff staff, and/or assigned members. The spaces shall be visually designated (e.g. signs or pavement markings) to indicate the spaces are for limited authorized use only.

Building Inspection Section

39. An automatic fire sprinkler system will be required. In San Mateo County Building DIVISION VII Regulations this permit must be issued prior to or in conjunction with the building permit.
40. A site drainage plan will be required. This plan must demonstrate how roof drainage and site runoff will be directed to an approved disposal area.
41. Sediment and erosion control measures must be installed prior to beginning any site work and maintained throughout the term of the permit. Failure to

install or maintain these measures will result in stoppage of construction until the corrections have been made and fees paid for staff enforcement time.

42. This project must comply with the Green Building Ordinance.
43. A complete code summary shall be provided on the cover sheet of the proposed building plans and shall include type of construction, allowable area and calculations, group and/or use, type of automatic fire sprinkler system, current applicable building codes, and occupancy type and loads.
44. All drawings must be drawn to scale and clearly define the whole project and its scope in its entirety.

Department of Public Works

45. The south driveway, closest to 5th Avenue, shall be designated as an entrance only driveway, and the north driveway, farthest from 5th Avenue, shall be designated as an exit only driveway. Striping and signage at each driveway shall be completed to the satisfaction of the Department of Public Works prior to Building Permit final.

Menlo Park Fire Protection District

46. Any hazardous materials on the site, including empty, full, or partially full compressed gas containers shall be removed and disposed of in accordance with State and San Mateo County Environmental Laws.
47. The existing automatic fire sprinkler system will be required to be upgraded to accommodate the new use of the building.
48. The fire department connections to the fire sprinkler system(s) will require adjustment, to allow fire apparatus to supplement the fire sprinkler system from Edison Way.
49. Other life safety systems will also need to be added to the building, including a new fire alarm system in accordance with current Fire Codes for Group A (Assembly) Occupancies. Possible voice evacuation system required.
50. When final plans are drawn, additional exiting from the building may be needed.

51. Prior to building permit final, the applicant shall contact Menlo Park Fire Protection District to schedule a final fire inspection. PLEASE NOTE THAT A 48-HOUR NOTICE IS REQUIRED FOR ALL INSPECTIONS.

Environmental Health Division

52. The applicant shall submit detailed plans for the food service area prior to its operation. An annual Environmental Health permit shall be maintained for its operation.



San Mateo County Planning Commission Meeting

Owner/Applicant: MAITA

Attachment: D

File Numbers: PLN 2011-00070



Hedges along Edison Way

03.14.2018

San Mateo County Planning Commission Meeting

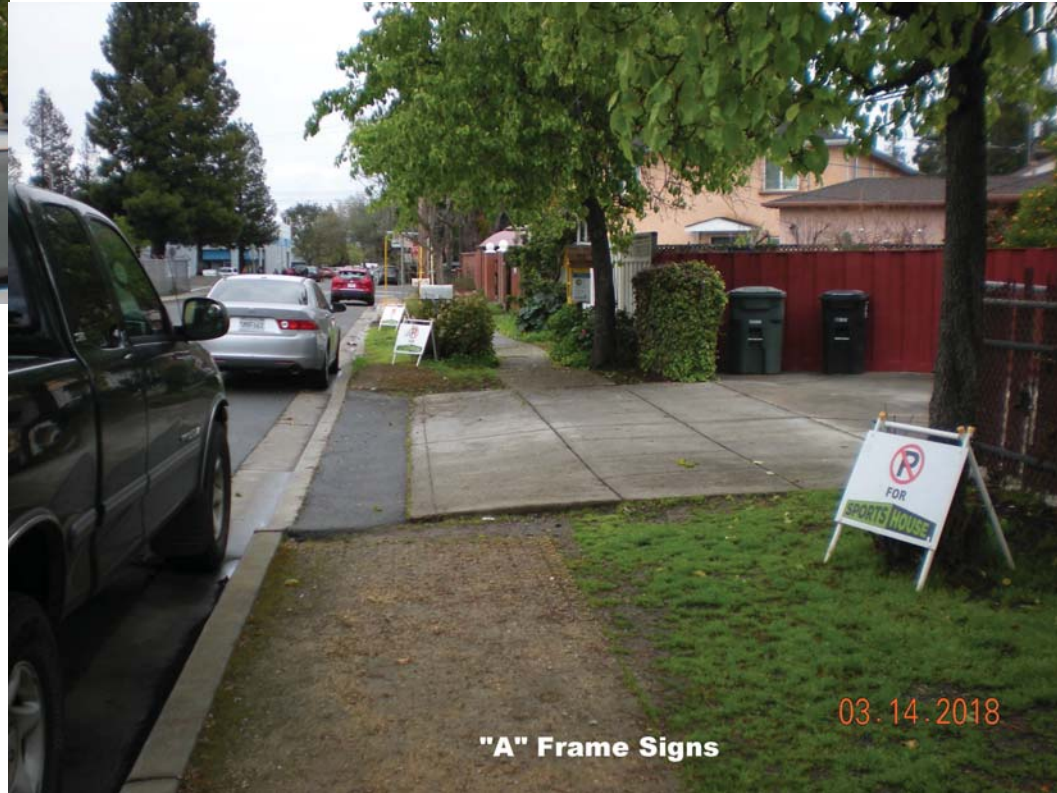
Owner/Applicant: MAITA

Attachment: D

File Numbers: PLN 2011-00070



No SportsHouse Parking signs -
Opposite side of Edison Way



"A" Frame Signs

San Mateo County Planning Commission Meeting

Owner/Applicant: MAITA

Attachment: D

File Numbers: PLN 2011-00070