



North Fair Oaks Community Council
San Mateo County Coordinated
Departmental Response



Date: August 8, 2013
NFOCC Meeting Date: August 22, 2013
Special Notice / Hearing: None
Vote Required: Majority

To: Members, North Fair Oaks Community Council

From: Angela Chavez, Project Planner
Planning and Building Department

Subject: Non-Conforming Use Permit Application
341 Berkshire Avenue, North Fair Oaks

RECOMMENDATION:

Review project proposal to provide a recommendation to Planning Staff to determine whether or not the granting of the Non-Conforming Use Permit is appropriate for the neighborhood.

BACKGROUND:

Date Filed: November 26, 2012

Owner/Applicant: Harold and Carol Leppelley/Mary Dunlap

Project Title: Non-Conforming Use Permit

County File Number: PLN 2012-00363

Project Location: 341 Berkshire Avenue, North Fair Oaks

APN: 054-205-010

Project Description: Non-Conforming Use Permit to construct a storage warehouse to house finished cabinetry and milled wood products on a non-conforming sized parcel located in a Multiple-Family Residential District. The Non-Conforming Use Permit is required as the proposed building will be non-conforming due to the proposed use, setbacks and lot coverage.

DISCUSSION:

The subject property is located on the northeast corner of Berkshire Avenue and Huntington Avenue. The property is currently vacant but was previously developed with a 3,120 sq. ft. warehouse that was constructed in 1946. The property had various commercial and industrial uses but was last utilized as a cabinet making workshop (partially) until it was damaged by a fire in June 2010 and subsequently demolished in late 2010.

The property is zoned R-3/S-5 (Multiple-Family Residential District/5,000 sq. ft. minimum parcel size) and has commercial property to the east and across Berkshire Avenue to the south. The property is immediately adjacent to the Hetch Hetchy right-of-way to the north and east with residentially zoned properties to the west and further north up Huntington Avenue.

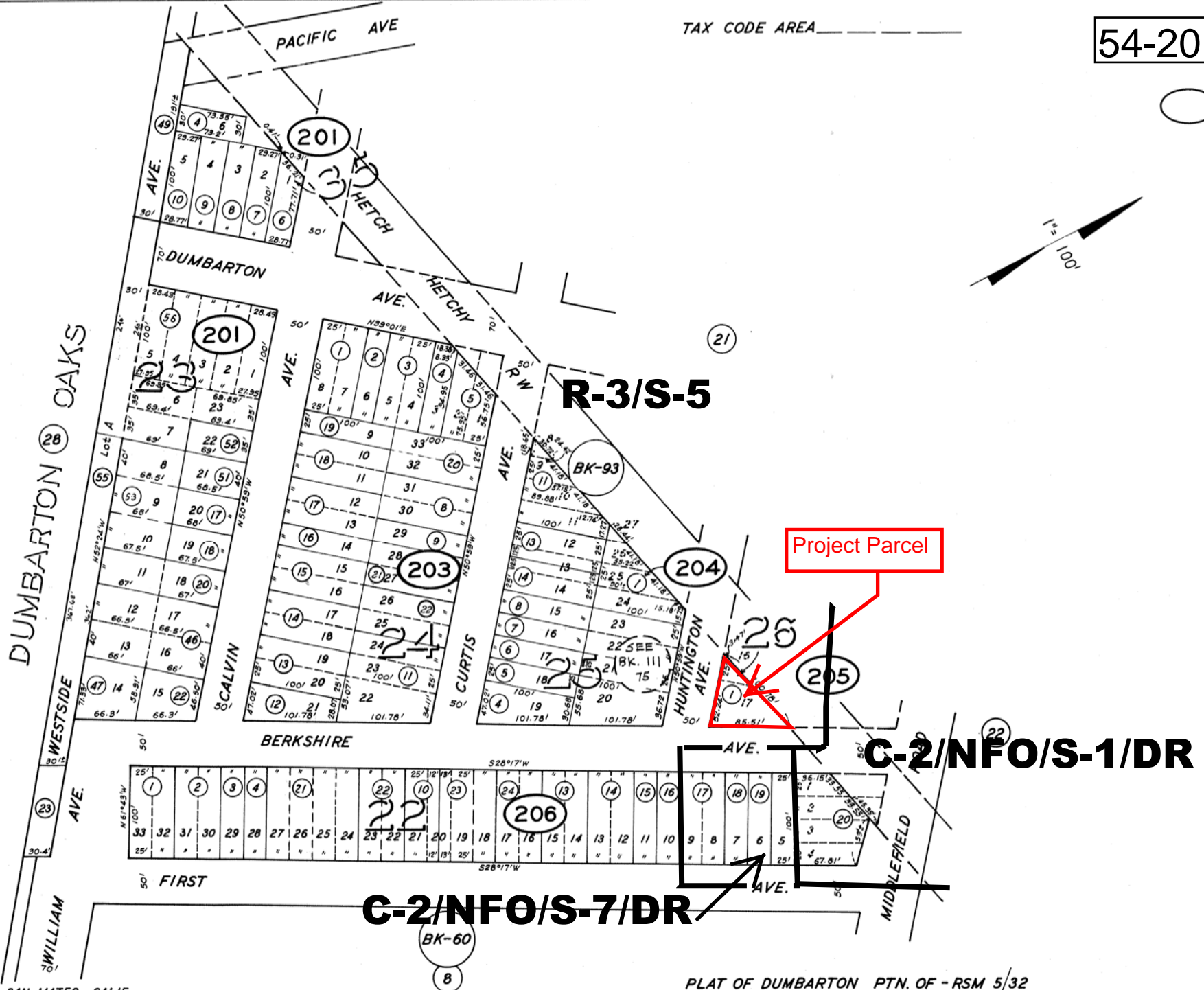
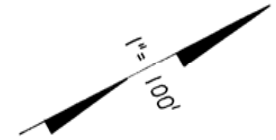
The applicant submitted an application in November 2012 for a Non-Conforming Use Permit to reconstruct the workshop and reestablish the cabinet making business. The applicant then amended the application in June to utilize the proposed building as storage of finished cabinetry (fabricated off-site) and milled wood products awaiting delivery. The Non-Conforming Use Permit is required, as the proposed building will be non-conforming due to the proposed use, setbacks, and lot coverage. The subject property is zoned R-3/S-5 (Multiple-Family Residential District/5,000 sq. ft. minimum parcel size), and the proposed warehouse/storage facility is not an allowed use in a residential district without the issuance of a use permit. Furthermore, the proposed building will violate the development standards of the S-5 Zoning District, as the setbacks proposed are non-conforming with a 0-foot right side yard setback where 10 feet is required; a 0-foot left side yard setback where 5 feet is required; a 0-foot rear yard setback where 20 feet is required; and a front yard setback that ranges from 4 feet to 20 feet. The maximum allowed lot coverage for the zoning district is 50% or 1,725 sq. ft. (given the parcel size of 3,450 sq. ft.). The proposed building will exceed the maximum lot coverage by 1,017 sq. ft. resulting in lot coverage of 80%.

The applicant has indicated that the normal business hours would be 8:00 a.m. to 5:00 p.m., Monday through Friday. Given the proposed use of the building as storage, the applicant has indicated that there will be no employees permanent to the site and that only vehicle drivers and their assistants will be on-site to load and unload trucks. Flatbed trucks and vans will make two trips per day to pick up and deliver materials/completed products.

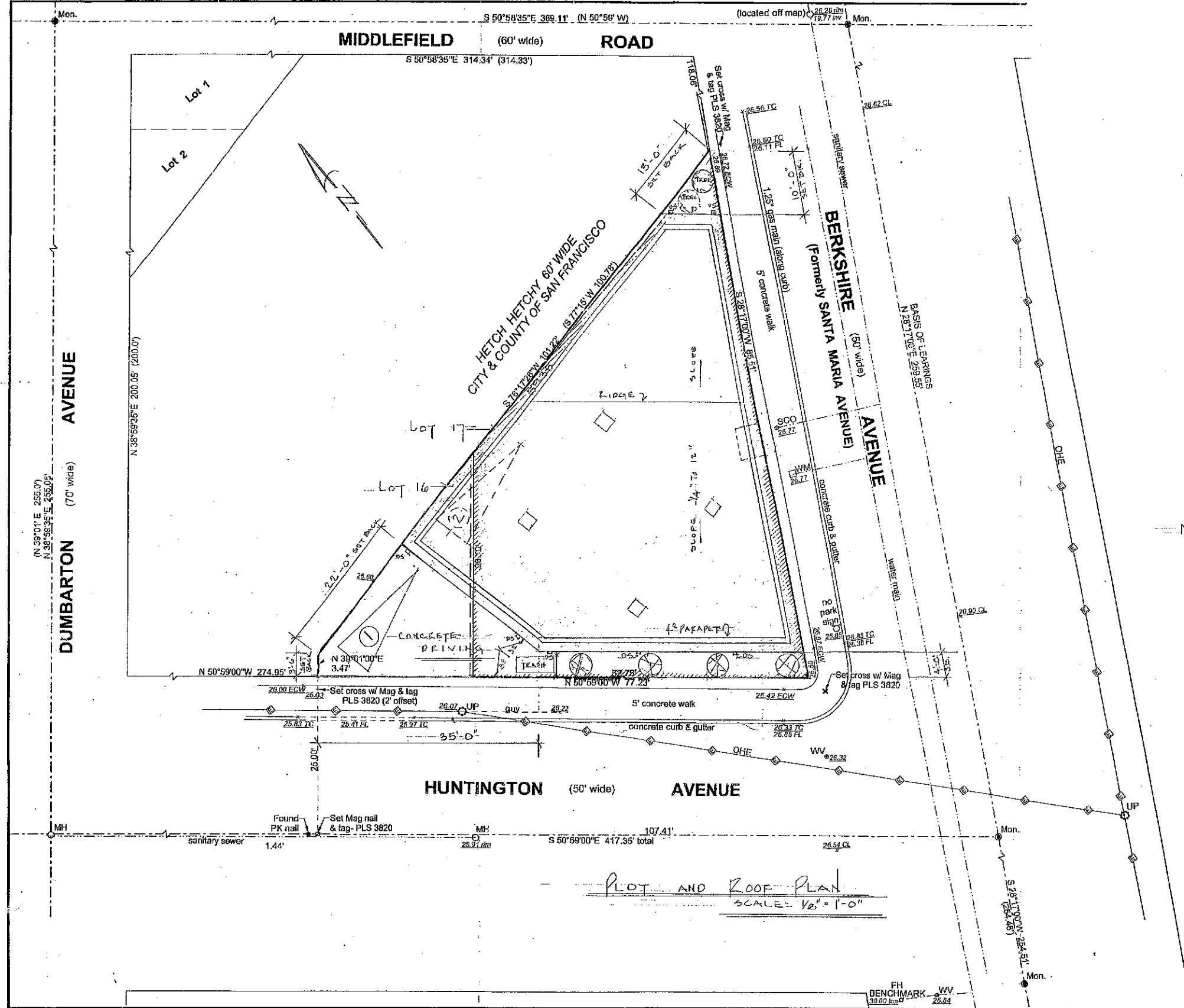
ATTACHMENTS:

- A. Vicinity Map
- B. Site Plan
- C. Proposed Floor Plan
- D. Elevations
- E. Operational Statement

TAX CODE AREA _____

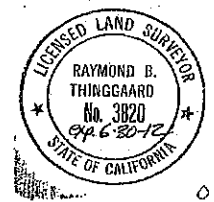


ATTACHMENT: B



LOT 3.450 ±
 NEW BUILDING 2742 ±
 COVERAGE 80%

BENCHMARK:
 The Fire hydrant located at the intersection of Berkshire Ave. and Huntington Ave.
 Elev. = 30.00' (assumed)



054-205-010

PLAT OF SURVEY
 of a portion of Lots 16 and 17 - Block 26 - shown on, "PLAT OF DUMBARTON", filed in Book 5 of maps, page 32, San Mateo County Records.

SEPT. 2010
 Date
 Raymond B. Thinggaard
 Raymond B. Thinggaard PLS-3820

Thinggaard Land Consulting
 3524 Breakwater Avenue, Ste. B
 Hayward, California 94545
 (510) 732-6608

Job No. S-32

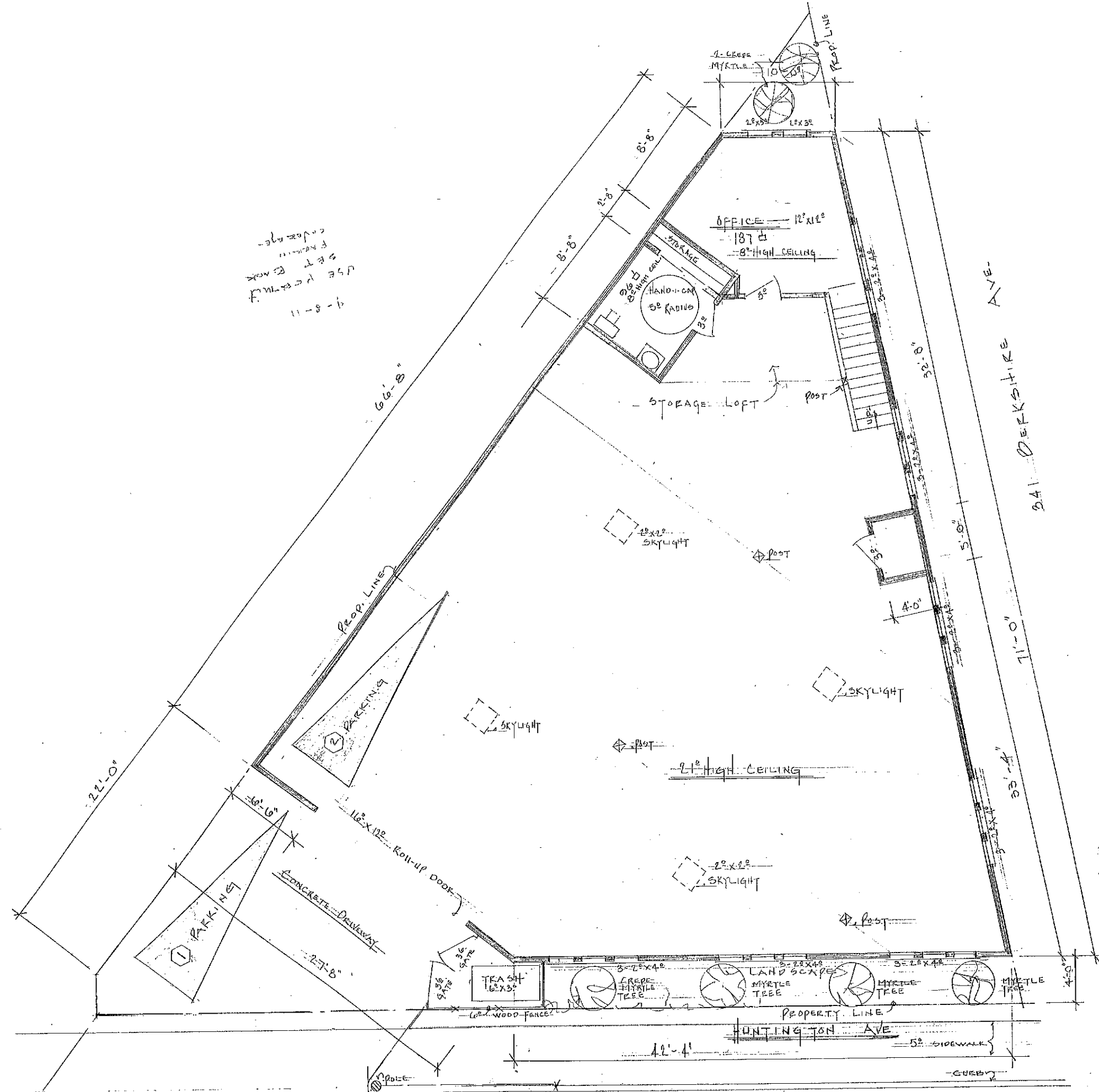
Light Industrial District (M-1)

NEW CABINET MANUFACTURING BUILDING
 341 Berkshire Avenue
 Redwood City, California... S M Co

50-364-2440
 M. Dunlap
 Designer P.O. BOX 250 Belmont, California 94002

SURVEY	PLAT - ROOF PLAN
DATE	
DRAWN BY	M. DUNLAP 050-364-2440
JOB NO.	
SHEET	
OF	3

(E) 2262
 66%



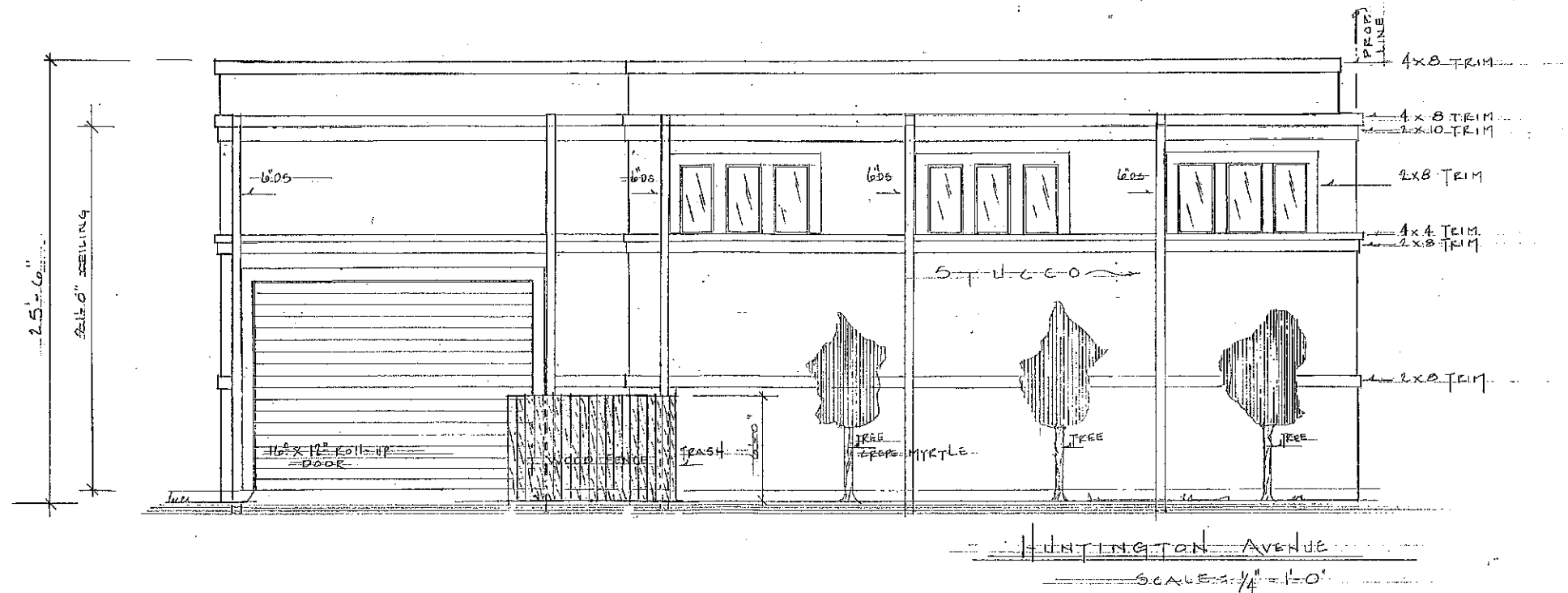
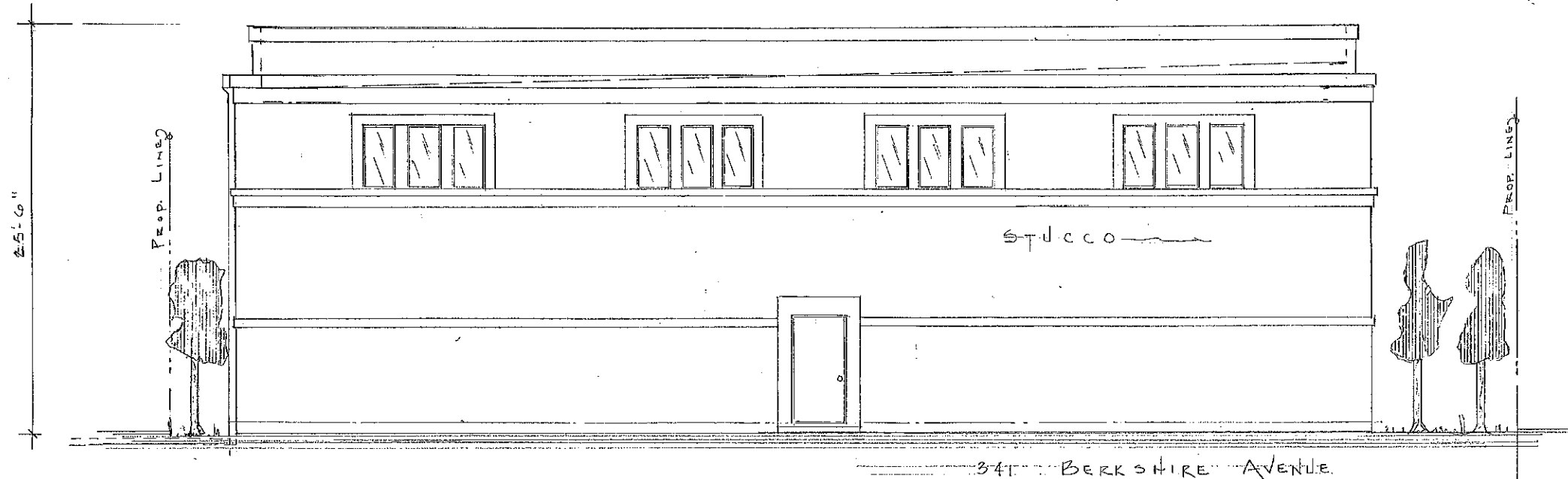
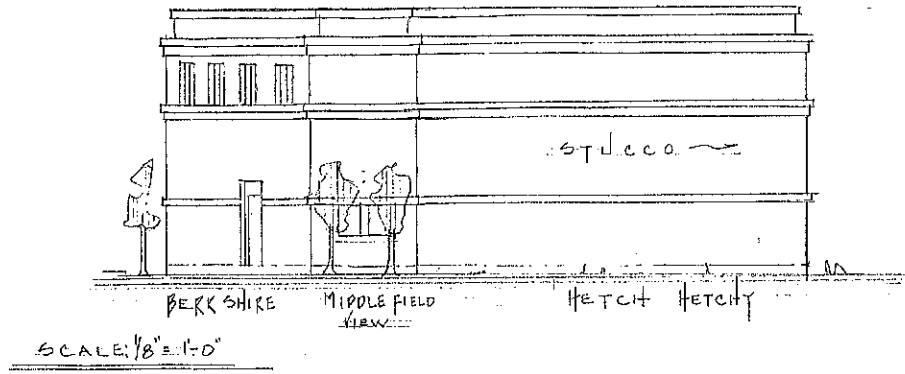
USE PERMIT SET BACK 4-8-11
11-8-11
CONTRACTOR'S MESSAGE

3450' LOT
2742' BUILDING
= 80% COVERAGE

Light Industrial District (M-1) M. Dunlap Designer P.O. BOX 250 Belmont, California 94002

NEW CABINET MANUFACTURING BUILDING
341 Berkshire Avenue
Redwood City, California... S M Co

FLOOR PLAN
DATE:
DRAWN BY M. DUNLAP 550324-2440
JOB No.
SHEET 2 OF 3



M. Dunlap
 Designer P.O. BOX 250 Belmont, California 94002
 Light Industrial District (M-1)
NEW CABINET MANUFACTURING BUILDING
 341 Berkshire Avenue
 Redwood City, California... S M Co
 EXTERIOR ELEVATION
 DATE:
 DRAWN BY
 M. DUNLAP
 600-364-2440
 JOB No.
 2011-17
 SHEET
 3
 OF 3

June 24, 2013

County of San Mateo
Planning Department
455 County Center, 2nd Floor
Redwood City, CA 94063

RECEIVED

2013 JUN 26 A 10:14

SAN MATEO COUNTY
PLANNING AND BUILDING
DEPARTMENT

Planning Case No.: PLN2012-00363 (A. Chavez, Project Planner)

RE: Mr. Hal Lepelley,
Project address: 341 Berkshire Avenue,
Redwood City, CA
Unincorporated San Mateo County

This is the 'Operational Statement' for said property above:

- Proposed hours of operation - 8:00AM to 5:00PM, Monday thru Friday
- Level of production – no production/no employees permanent on site, used for storage
- Types of customers – no showroom, only storage warehouse; no customers at this location, no contractors or subcontractors.
- Types of vehicles – flatbed trucks and vans (2 each day) for delivery to customers and temporary storage till delivery can be made. All parking of these vehicles is in the storage warehouse building or on the driveway.

This storage warehouse building is being used primarily for storage of finished cabinetry and milled wood products until these products are delivered to the contract issued. There is no production of the wood products in this storage building.

There is no noise except vehicle engines and on and off loading of the milled wood products. The drivers and their assistants do not stay at this location except to on and off load the products to be stored or delivered.

Thank you for your consideration in the matter.

Sincerely yours,



Mary Dunlap, Agent for Mr. Hal Lepelley
P.O. Box 250
Belmont, CA 94002-0250
650-364-2440