



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Planning and Building Department



DATE: November 28, 2011
BOARD MEETING DATE: December 13, 2011
SPECIAL NOTICE/HEARING: 10 days; within 500 feet
VOTE REQUIRED: Majority

TO: Honorable Board of Supervisors

FROM: Jim Eggemeyer, Community Development Director

SUBJECT: EXECUTIVE SUMMARY: Public hearing to consider: (1) adoption of an Ordinance amending Chapter 17 (Light Industrial/Edison/North Fair Oaks Zoning District) to add indoor exercise and leisure facilities in the Unincorporated North Fair Oaks area, and (2) certification of a Mitigated Negative Declaration and a Use Permit to allow an indoor multi-sports and recreational facility located at 3151 Edison Way in the Unincorporated North Fair Oaks area of San Mateo County.

RECOMMENDATION:

1. Adopt an Ordinance amending Chapter 17 (Light Industrial/Edison/North Fair Oaks Zoning District) to add indoor exercise and leisure facilities in the Unincorporated North Fair Oaks area.
2. Certify the Mitigated Negative Declaration as complete and adequate in accordance with the California Environmental Quality Act (CEQA).
3. Approve a Use Permit to allow conversion of a former beer distribution facility into an indoor multi-sports and recreational facility by adopting findings and conditions of approval.

BACKGROUND:

Proposal: The applicant is proposing a Zoning Text Amendment to the Light Industrial/Edison/North Fair Oaks (M-1/Edison/NFO) Zoning District subject to a Use Permit to allow for indoor exercise and leisure facilities. The M-1/Edison/NFO Zoning District is specific to the row of parcels, including the project parcel, located between 2nd Avenue and 12th Avenue in the unincorporated North Fair Oaks area. If the Zoning Text Amendment were approved, the indoor exercise and leisure facilities use would be added to the M-1/Edison/NFO Zoning District's use definitions and list of uses (Sections 6277.2 and 6277.3, respectively) allowed with a Use Permit. Future projects proposed under this use would be considered separately on a case-by-case basis in order to

consider the project's respective impacts on the surrounding neighborhood, with the required finding that the use would not be detrimental to the public welfare or injurious to property or improvements in the neighborhood, and that the use is necessary for the public health, safety, convenience or welfare of the community.

Concurrently, the applicant is requesting a Use Permit to convert the former 69,000 sq. ft. beer distributing warehouse into an indoor multi-sports and recreational complex that will include three indoor sports fields, an athletic training area, a sports themed café/food service area, an arcade area, two group party rooms, offices, and a San Mateo County Sheriff's Community Policing Unit on a 3.58-acre parcel located at the corner of Edison Way and 5th Avenue in the unincorporated North Fair Oaks area. The existing 3,000 sq. ft. detached maintenance building located in the northwest corner of the parcel will remain; however, future plans include converting the maintenance building into an indoor sporting area. The proposed project includes providing 124 on-site parking spaces and utilization of the existing buildings with no new expansion of building footprint.

Planning Commission Action: The Planning Commission considered this project at its November 16, 2011, public hearing and unanimously recommended approval of the project with modified conditions of approval to: (1) allow the business hours as requested by the applicant (6:00 a.m. to 12:00 a.m. on weekdays, Monday through Friday, and 8:00 a.m. to 12:00 a.m. on weekends, Saturdays and Sundays), (2) require perimeter landscaping along Edison Way to include hedges or other appropriate native vegetation that will provide opaque screening at a minimum of 3 1/2 feet above grade and that all landscaping material be of native, non-invasive species, and (3) require parking spaces on the east side of the parcel to be designated as reserved parking for limited authorized use only. These modifications are included in Attachment A of this staff report.

The Planning Commission also directed staff to return to the North Fair Oaks Community Council for their recommendation on the Commission's modification of the business hours, which will be reported to the Board of Supervisors.

DISCUSSION:

In recent studies of the North Fair Oaks (NFO) community, it has been determined that the NFO area overall largely lacks recreation and sports facilities, parks, and playgrounds when compared to the surrounding incorporated cities. The proposed project will allow the establishment of a sports and recreational facility that will offer a diverse range of year round activities to an area that otherwise lacks such recreational amenities.

The Planning Commission and staff have reviewed the project against the applicable General Plan Policies and Zoning Regulations and determined that as proposed and conditioned, the project will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood. Staff completed an Initial Study, pursuant to the California Environmental Quality Act (CEQA), and in conjunction with the Planning Commission determined that under the application of appropriate mitigation measures, which have been included as conditions of approval in Attachment A of the

staff report, the project would not have any significant adverse impacts on the environment.

The project was reviewed by the North Fair Oaks Community Council, who provided a unanimous recommendation of approval at their October 20, 2011, meeting with comments, as discussed in Section A.4 of the staff report. The Community Council's review and recommendation included a recommendation to limit the proposed facility's closing time to 11:00 p.m., which was carried forward in staff's recommendation to the Planning Commission for business hours of 9:00 a.m. to 11:00 p.m. on any given day. Subsequently, the Planning Commission's recommendation to the Board of Supervisors is to allow the business hours as requested by the applicant at the public hearing (6:00 a.m. to 12:00 a.m. on weekdays, Monday through Friday, and 8:00 a.m. to 12:00 a.m. on weekends, Saturdays and Sundays) with direction that staff return to the North Fair Oaks Community Council for their recommendation on the Planning Commission's modified hours of operation. As a result, staff will be returning to the North Fair Oaks Community Council on December 8, 2011, to obtain their recommendation on hours of operation, which will be reported to the Board of Supervisors for their consideration of the project.

County Counsel has reviewed and approved the Ordinance as to form and content.

The approval of a Zoning Text Amendment and Use Permit to amend the Light Industrial/Edison/North Fair Oaks (M-1/Edison/NFO) Zoning District Regulations to allow indoor exercise and leisure facilities with a Use Permit and allow conversion of a former beer distribution facility into an indoor multi-sports and recreational facility contributes to the 2025 Shared Vision outcome of a Livable Community by allowing the establishment of a facility 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 addition, the business is expected to benefit the local economy and generate new job positions of various skill levels.

FISCAL IMPACT:

No net County cost. However, approval by the Board of Supervisors of the Zoning Text Amendment and Use Permit would result in the establishment of a new business in the County, resulting in the generation of property tax and business revenue.



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SUBJECT: Public hearing to consider: (1) adoption of an Ordinance amending Chapter 17 (Light Industrial/Edison/North Fair Oaks Zoning District) to add indoor exercise and leisure facilities in the Unincorporated North Fair Oaks area, and (2) certification of a Mitigated Negative Declaration pursuant to the California Environmental Quality Act and a Use Permit pursuant to Sections 6550 and 6500 of the San Mateo County Zoning Regulations to allow an indoor multi-sports and recreational facility located at 3151 Edison Way in the Unincorporated North Fair Oaks area of San Mateo County.

County File Number: PLN 2011-00070 (Maita)

RECOMMENDATION:

1. Adopt an Ordinance amending Chapter 17 (Light Industrial/Edison/North Fair Oaks Zoning District) to add indoor exercise and leisure facilities in the Unincorporated North Fair Oaks area.
2. Certify the Mitigated Negative Declaration as complete and adequate in accordance with the California Environmental Quality Act (CEQA).
3. Approve a Use Permit to allow conversion of a former beer distribution facility into an indoor multi-sports and recreational facility by adopting findings and conditions of approval.

BACKGROUND:

Proposal: The applicant is proposing a Zoning Text Amendment to the Light Industrial/Edison/North Fair Oaks (M-1/Edison/NFO) Zoning District subject to a Use Permit to allow for indoor exercise and leisure facilities. The M-1/Edison/NFO Zoning District is specific to the row of parcels, including the project parcel, located between 2nd Avenue

and 12th Avenue in the unincorporated North Fair Oaks area. If the Zoning Text Amendment were approved, the indoor exercise and leisure facilities use would be added to the M-1/Edison/NFO Zoning District's use definitions and list of uses (Sections 6277.2 and 6277.3, respectively) allowed with a Use Permit. Future projects proposed under this use would be considered separately on a case-by-case basis in order to consider the project's respective impacts on the surrounding neighborhood, with the required finding that the use would not be detrimental to the public welfare or injurious to property or improvements in the neighborhood, and that the use is necessary for the public health, safety, convenience or welfare of the community.

Concurrently, the applicant is requesting a Use Permit to convert the former 69,000 sq. ft. beer distributing warehouse into an indoor multi-sports and recreational complex that will include three indoor sports fields, an athletic training area, a sports themed café/food service area, an arcade area, two group party rooms, offices, and a San Mateo County Sheriff's Community Policing Unit on a 3.58-acre parcel located at the corner of Edison Way and 5th Avenue in the unincorporated North Fair Oaks area. The existing 3,000 sq. ft. detached maintenance building located in the northwest corner of the parcel will remain; however, future plans include converting the maintenance building into an indoor sporting area. The proposed project includes providing 124 on-site parking spaces and utilization of the existing buildings with no new expansion of building footprint.

Planning Commission Action: The Planning Commission considered this project at its November 16, 2011, public hearing and unanimously recommended approval of the project with modified conditions of approval to: (1) allow the business hours as requested by the applicant (6:00 a.m. to 12:00 a.m. on weekdays, Monday through Friday, and 8:00 a.m. to 12:00 a.m. on weekends, Saturdays and Sundays), (2) require perimeter landscaping along Edison Way to include hedges or other appropriate native vegetation that will provide opaque screening at a minimum of 3 1/2 feet above grade and that all landscaping material be of native, non-invasive species, and (3) require parking spaces on the east side of the parcel to be designated as reserved parking for limited authorized use only. These modifications are included in Attachment A of this staff report.

The Planning Commission also directed staff to return to the North Fair Oaks Community Council for their recommendation on the Commission's modification of the business hours, since the Community Council's review and recommendation included a recommendation to limit the proposed facility's closing time to 11:00 p.m., which was carried forward in staff's recommendation to the Planning Commission for business hours of 9:00 a.m. to 11:00 p.m. on any given day. Subsequently, the Planning Commission's recommendation to the Board of Supervisors is to allow the business hours as requested by the applicant at the public hearing (6:00 a.m. to 12:00 a.m. on weekdays, Monday through Friday, and 8:00 a.m. to 12:00 a.m. on weekends, Saturdays and Sundays) with direction that staff return to the North Fair Oaks Community Council for their recommendation on the Planning Commission's modified hours of operation. As a result, staff will be returning to the North Fair Oaks Community Council on December 8, 2011, to obtain their recommendation on hours of operation, which will be reported to the Board of Supervisors for their consideration of the project.

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

Owner: Gloria Maita

Applicant: Marcus Maita

Location: 3151 Edison Way, North Fair Oaks

APN: 060-041-100

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: Warehouse, former beer distribution facility

Water Supply: California Water Service Company (existing service)

Sewage Disposal: Fair Oaks Sewer District (existing service)

Flood Zone: FEMA Flood Zone Map indicates the parcel is located in Zone C, area of minimal flooding, per Community Panel No. 060311 0252 B, effective July 5, 1984.

Environmental Evaluation: An Initial Study and Mitigated Negative Declaration was prepared by staff and issued for public review on September 26, 2011. The review period ended on October 17, 2011. Mitigation measures have been included as recommended conditions of approval in Attachment A.

Setting: The Zoning Text Amendment project area is located within the urbanized North Fair Oaks community. The M-1/Edison/NFO Zoning District is specific to the row of parcels, including the project parcel, located between 2nd Avenue and 12th Avenue in the urbanized unincorporated area of North Fair Oaks. Existing development surrounding the applicable zoned parcels includes railroad tracks to the adjacent north with residential development beyond, light industrial related development to the west, and residential development to the east and south (across Edison Way).

Specifically, the proposed indoor sports complex parcel is approximately 3.58 acres in size and is located at the northwest corner of 5th Avenue and Edison Way in the unincorporated North Fair Oaks area. The project site was formerly used as a beer distribution facility. The distribution facility ceased operation in August 2010. Existing development of the parcel includes a 69,000 sq. ft. warehouse building centered along the north property line along with a smaller 3,000 sq. ft. maintenance building located in the northwest corner of the parcel, an improved parking lot, and perimeter landscaping and fencing. Surround-

ing development includes the railroad tracks and residential development to the north, a trailer hitch business and lumberyard to the west, office and educational uses to the east (across 5th Avenue), and residential development to the south (across Edison Way).

Chronology:

<u>Date</u>	<u>Action</u>
July 27, 1999	- M-1/Edison/NFO Zoning District established by Board of Supervisors, Ordinance No. 3918.
January 18, 2011	- Major Pre-application, PLN 2011-00015, submitted for a Zoning Text Amendment (requiring a Use Permit) to the M-1/Edison/NFO District to allow an indoor sports facility; project requires conversion of a former beer distribution warehouse.
February 23, 2011	Public Workshop held for Major Pre-application, PLN 2011-00015.
March 8, 2011	Letter issued to applicant summarizing Major Pre-application Public Workshop meeting comments and questions, see Attachment H.
March 25, 2011	Application submitted for a Zoning Text Amendment (requiring a Use Permit) to the M-1/Edison/NFO District to allow for indoor sports facilities and Use Permit to convert a former beer distribution warehouse into an indoor sports facility, PLN 2011-00070.
May 12, 2011	Application deemed complete.
May 19, 2011	- North Fair Oaks Community Council Meeting to introduce Zoning Text Amendment and Use Permit project application to the Council and community.
September 26, 2011 to October 17, 2011	- Initial Study and Mitigated Negative Declaration circulated for review and comment.
October 20, 2011	- North Fair Oaks Community Council Meeting; Council recommended, on a 5-0 vote, approval of the project with comments, see Section A.4 for further discussion.
November 16, 2011	- Planning Commission public hearing held. Planning Commission recommended approval of the Zoning Text Amendment and Use Permit, as amended, to the Board of Supervisors.

December 8, 2011 - North Fair Oaks Community Council Meeting for additional consideration and recommendation on the Planning Commission's modified hours of operation.

December 13, 2011 - Board of Supervisors Public Hearing.

DISCUSSION:

A. KEY ISSUES

1. Conformance with the General Plan

Staff has reviewed and found the proposed project is in compliance with the following applicable policies in the General Plan:

Park and Recreation Resources

Policy 6.1 (*Equitable and Balanced System of Facilities*) and Policy 6.14 (*Site Planning for Public and Private Facilities*) encourages a balanced and equitable system of park and recreation facilities and that park and recreation facilities be located in urban areas to take advantage of existing service infrastructure systems. In a recent study of existing conditions associated with the North Fair Oaks Community Plan Update, it was found that the North Fair Oaks (NFO) area is significantly deficient in parks and recreational facilities when compared to surrounding incorporated cities. While the surrounding cities of Redwood City, Menlo Park, and Palo Alto provide about three acres of active parks per thousand people, the North Fair Oaks area provides only 3% of that ratio.

A majority of the parks and recreational facilities available in the NFO area are limited in use because they are outdoor areas and use is dependent on the weather, they lack infrastructure (playing fields, courts) for sporting activities, and/or hours of availability are limited to that of school hours. In addition, there are several parks and recreational facilities (school sports fields/courts) within the surrounding City of Redwood City available for use by the public (including during non-school hours), but those are outdoor facilities and still limited in use by the weather.

The proposed sports and recreation facility will include utilization and improvements to existing development with no increase in building footprint. Site improvements for the proposed use include interior improvements to the 69,000 sq. ft. warehouse building and parking lot improvements, including site lights and parking space striping. All tenant improvements will be required to comply with current building codes and standards, including energy efficient regulations.

Policy 6.4 (*Environmental Compatibility*), Policy 6.9 (*Locate Suitable Park and Recreation Facilities in Urban Areas*) seeks to protect and enhance the

environmental quality of the County and mitigate, to the extent feasible, impacts of recreational uses which may adversely affect the environment and adjoining private ownership and to design park and recreation sites that accommodate a variety of recreational activities.

The proposed indoor facility will offer a diverse range of year round activities, many of which are currently not available in the community, including youth and adult soccer, lacrosse, flag football, basketball, volleyball leagues, gymnastics, dance programs, personal training, sports camps and clinics, and the Lil' Kickers Program (a nationwide girls and boys soccer program). In addition, the facility proposes to set up a non-profit fund from business revenues to offer scholarships for discounted membership fees to qualifying local low-income residents. Pursuant to the California Environmental Quality Act (CEQA), staff completed an initial study and mitigated negative declaration for the project, see Attachment G, and has included mitigation measures as recommended conditions of approval in Attachment A.

Policy 6.5 (*Access to Park and Recreation Facilities*) and Policy 6.30 (*Minimize Traffic and Litter Problems*) seek appropriate access and conveniences for all people in park and recreation facilities, encourages access to these facilities by transportation means other than private automobiles where feasible, including public transit services, and requires proper disposal of litter in park and recreation facilities. The indoor sports and recreation facility is intended to serve the local neighborhood, larger community and greater bay area. While it is expected that a majority of visitors to the facility will use private vehicular transportation, the area surrounding the project site is a densely developed urban area that includes improved sidewalks that provide an option for visitors and/or employees to walk to the project site from the surrounding residential neighborhoods and from nearby transit stops (along North Fair Oaks Avenue, Bay Road and Middlefield Road).

Site improvements (bathrooms, front entrance to building, parking) are proposed to comply with Americans with Disabilities Act requirements. Additionally, while there are no designated bicycle lanes within the area, bicyclists may choose to use existing roadways to the facility. Thus, the applicant is proposing to install bike racks to accommodate a total of 16 bikes near the front entrance of the facility to accommodate and encourage alternative transportation to the facility. In addition, a condition is being recommended that the applicant make information readily available on any facility website and/or to persons visiting the facility of options for alternative modes of transportation to the facility, including public transit services. Furthermore, facility staff will be responsible for ensuring that any litter and/or solid waste is properly disposed of and picked up on a regular basis.

Urban Land Use Policies

Policy 8.2 (*Land Use Objectives for Urban Communities*) encourages balanced, self contained urban communities to have a sufficient mix of urban land uses to support the internal housing, employment, shopping, and recreation needs of the community and that will generate sufficient tax revenues for the area and support local economies. The proposed indoor sports and recreation facility will provide a diverse range of sporting activities not necessarily available in the community or surrounding area. In addition, the business is expected to benefit the local economy and create approximately 50 new job positions of all skill levels, including management and staffing, refereeing, customer service, food service, and janitorial work.

Policy 8.11 (*General Plan Land Use Designations for Urban Areas*) identifies a specific plan for the North Fair Oaks Community. The project site is within the North Fair Oaks Community Plan area (adopted by the County in 1979). See the North Fair Oaks Community Plan Section for further discussion.

Traffic

Policy 12.15 (*Local Circulation Policies*) encourages minimal through traffic in residential areas. The proposed project is located such that access to the site would be required to pass through the surrounding greater residential areas (north and south of the project site). While there are alternative options to accessing the site, including nearby transit services and existing sidewalk amenities for pedestrian access, the proposed project will generate vehicular traffic to the area. A traffic study prepared by Kimley-Horn and Associates, Inc., has studied the pre-project traffic conditions and post-project traffic conditions in the area and determined that any increased traffic from the proposed use would not constitute a significant impact. See Section 5 of the Mitigated Negative Declaration (Attachment G) for detailed discussion on the traffic study.

Policy 12.36 (*Bicycle Storage Facilities*) and Policy 12.38 (*Facilities for Bicyclists*) promotes bicycle accommodations at activity centers. As previously mentioned, the project includes the installation of two bicycle racks, one on each side of the front entrance to the building, to accommodate a total of 16 bicycles.

Noise Policies

Policy 16.3 (*Promote Protection of Noise Sensitive Land Uses and Noise Reduction in Quiet Areas and Noise Impact Areas*), Policy 16.4 (*Noise Reduction Priority*), Policy 16.10 (*Designation of Noise Impact Areas*), Policy 16.13 (*Site Planning Noise Control*), Policy 16.14 (*Noise Barriers Noise Control*), Policy 16.16 (*Construction Techniques Noise Control*), and Policy 16.17 (*Promote Transportation Related Noise Reduction*) encourages the protection of quiet areas and noise sensitive land uses, focuses on reducing noise at the source

rather than at the receiver, identifies certain areas within the County as noise impact areas, promotes noise reducing measures be incorporated into new development, and promotes the reduction of transportation related noise. A majority of the North Fair Oaks Community is identified as being within a Noise Impact Area as designated on the County's Community Noise Map. The project will utilize the existing warehouse building located along the northern property line, adjacent to the Southern Pacific Railroad tracks and furthest from the residential area south of the project site, across Edison Way. In addition, the detached storage building on-site is also located in the northwest corner of the property, farthest away from the southern residential properties. All proposed activities will be conducted entirely within the enclosed building. There are no existing or proposed windows or doors along the north or south elevation of the building, facing the railroad tracks and residential properties, respectively. In addition, the roll-up doors along the west elevation will remain closed during business hours to limit interior noise from escaping the building and the existing roll up door along the east elevation is proposed to be replaced with a fixed panel of windows.

The applicant's previously identified business hours were from 9:00 a.m. to 12:00 a.m. on weekdays (Monday through Friday), 9:00 a.m. to 10:00 p.m. on Saturdays, and 9:00 a.m. to 9:00 p.m. on Sundays. The identified closing times are when the last games would be allowed to start and games are expected to last 45 minutes. Although the project site is located within a Light Industrial Zoned area and adjacent to railroad tracks, exterior noise levels generated from the proposed project, particularly during the evening hours, may impact nearby sensitive residential uses. The San Mateo County Noise Ordinance identifies noise level standards based on the time of day for noise sensitive land uses (single or multiple family residences, schools, hospitals, churches, public libraries), with "daytime" being from 7:00 a.m. to 10:00 p.m. and "nighttime" from 10:00 p.m. to 7:00 a.m. The level of noise allowed during the defined "nighttime" hours of 10:00 p.m. to 7:00 a.m. is 5-dBA less than during the "daytime." Furthermore, Section 6277.5 of the applicable (M-1/Edison/NFO) Zoning District reiterates the County's Noise Ordinance regarding time of day and noise level standards. The intent of these County regulations is to protect noise sensitive land uses, particularly during reasonable nighttime hours. Staff also received a recommendation from the North Fair Oaks Community Council (October 20, 2011, meeting) for the last games to be allowed to start at 10:00 p.m., with a facility closing time of 11:00 p.m. In considering the County's noise regulations and Community Council comments, staff had recommended to the Planning Commission that the applicant's proposed business hours be modified such that the facility close (meaning all visitors vacated from the premise) no later than 11:00 p.m. on any given day of the week, with limited use of the facility after 10:00 p.m. for adult league games only.

Subsequently, the applicant submitted a letter on November 3, 2011, after preparation of the Planning Commission staff report, requesting a modification to the proposed hours of operation to be 5:00 a.m. to 12:00 a.m. on weekdays

(Monday through Friday) and 8:00 a.m. to 12:00 a.m. on weekends (Saturday and Sunday). During the Planning Commission public hearing held on November 16, 2011, the applicant made a request to the Planning Commission for the facility's operating hours to be 6:00 a.m. to 12:00 a.m. on weekdays and 8:00 a.m. to 12:00 a.m. on weekends. Upon the Planning Commission's consideration, they have recommended to the Board of Supervisors to allow the facility operating hours as proposed by the applicant and amended in Condition of Approval No. 4 in Attachment A. Furthermore, the Planning Commission directed staff to return to the North Fair Oaks Community Council for their recommendation on the Planning Commission's modified hours of operation, which would be reported to the Board of Supervisors. Staff will be returning to the North Fair Oaks Community Council on December 8, 2011.

North Fair Oaks Community Plan (1979)

The North Fair Oaks Community Plan of 1979 identifies a lack of park and recreational facilities in the North Fair Oaks area. Additionally, the Community Plan cites funding for the development and maintenance of parks and recreational areas as concerns in establishing such facilities in the area. Furthermore, the Park and Recreation Resources Chapter of the Community Plan encourages park and recreation services that are convenient and fulfill the needs of a majority of North Fair Oaks residents. The proposed project as an indoor sports and recreation facility will offer a wide range of activities that are not currently found within the community and/or are not able to be supported on a continual year round basis due to such existing amenities being limited to outdoor use only. The project will be a privately owned business and use of the facility will be on a membership basis. The facility intends on keeping annual membership fees low to encourage participation and to offer scholarships for discounted fees to qualifying local low-income residents through an "Everyone Plays" non-profit fund created through business revenue. As a private business, the establishment, continual maintenance and compliance of the facility in accordance with all County regulations will be the applicant's responsibility. Future administrative reviews by the County, and renewal, are recommended to ensure continual project compliance with any conditions of approval, including referral to the North Fair Oaks Community Council for comments.

North Fair Oaks Community Plan Update (2011)

An update to the North Fair Oaks Community Plan was approved by the Board of Supervisors on November 15, 2011. The updated Community Plan includes land use designation changes to identified "Opportunity Areas," such as the subject project parcel and row of parcels adjacent to the Southern Pacific Railroad tracks between 2nd Avenue and 12th Avenue. The new land use designation would be Commercial Mixed-Use, which is intended to support transit-oriented development, and would allow a more diverse and intense mix of uses, including commercial, residential, public, and institutional uses. The proposed facility would be consistent with the land use designation change

to Commercial Mixed-Use under the NFO Community Plan Update. Implementation of the NFO Community Plan Update, including changes to land use designations, will be carried out through changes to the zoning regulations for the North Fair Oaks area and are anticipated to be completed (and be in effect) by fall of 2012.

2. Conformance with Zoning Regulations

a. Permitted Uses

The row of parcels, including the project parcel located at the northwest corner of Edison Way and 5th Avenue, are zoned Light Industrial/Edison/North Fair Oaks (M-1/Edison/NFO). Currently, indoor sports and recreation facilities, such as the one proposed under this application, are only allowed in the General Commercial/North Fair Oaks (C-2/NFO) and Light Industrial/North Fair Oaks (M-1/NFO) Zoning Districts. Thus, the applicant is proposing a Zoning Text Amendment to the Light Industrial/Edison/NFO (M 1/Edison/NFO) Zoning District subject to a Use Permit to allow for indoor exercise and leisure facilities. The Zoning Text Amendment would add the proposed use to the existing M-1/Edison/NFO District's use definitions and list of uses (Sections 6277.2 and 6277.3, respectively) allowed with a Use Permit, and would read as follows:

Indoor Exercise and Leisure Facilities

Enclosed facilities used for active recreation including exercise and athletic clubs, bowling alleys, skating rinks, billiard halls, dance halls and academies, or similar uses.

Uses allowed or conditionally allowed under the existing M-1/Edison/NFO Zoning District include low to moderate impact manufacturing and storage, wholesale trades and services, construction and maintenance trades and services, artist live/work studios, professional services (offices, financial institutions, trade and vocational schools), emergency facilities, communication facilities, limited keeping of pets, and other compatible uses. Current uses along the subject row of parcels include light manufacturing warehouses, a trailer hitch company, three early childhood/youth educational based facilities and office complexes for manufacturing and research and development based businesses. One of the primary purposes of the M-1/Edison/NFO Zoning District is to ensure that allowed uses are compatible with surrounding residential land uses through appropriate development and performance standards.

Additionally, staff recognizes that the indoor exercise and leisure facilities use was specifically excluded from the zoning district when the district was established in 1999 due to public concern at that time of the conduct of an existing non-conforming use in the area, which has improved its

performance and conduct over the years and is still in operation today. Based on public outreach associated with the proposed project during the pre-application public workshop and North Fair Oaks Community Council meetings, staff believes the community's position since 1999 has changed over time and that the community supports the Zoning Text Amendment to the M-1/Edison/NFO Zoning District.

Future projects proposed under this use would be considered separately on a case-by-case basis in order to consider the project's respective impacts on the surrounding neighborhood, with the required findings that the use would not be detrimental to the public welfare or injurious to property or improvements in the neighborhood, and that the use is necessary for the public health, safety, convenience or welfare of the community.

b. M-1/Edison/NFO Development Standards

Development Standard	Required	Existing
Minimum Parcel Area	10,000 sq. ft.	3.58 acres
Minimum Parcel Width	100 ft.	212 ft.
Minimum Front Setback*	15 ft.	<u>Main Building</u> 39 ft. <u>Detached Building</u> 135 ft.
Minimum Side Setback*	0 ft.	<u>Main Building</u> 66 ft. (right side) 165 ft. (left side) <u>Detached Building</u> 3 ft.
Minimum Rear Setback*	0 ft.	<u>Main Building</u> 1 ft. <u>Detached Building</u> 3 ft.
Maximum Height	37 ft.	<u>Main Building</u> 29 ft. <u>Detached Building</u> 18 ft.
Maximum Lot Coverage	80%	48%
Maximum Building Floor Area	150%	48%
* Applicable setbacks when front portion of parcel is across the street from a residentially-zoned parcel for that portion of the building not exceeding 30 feet in height.		

Signs

All signage shall comply with the sign regulations of the M-1/Edison/NFO District. Staff has included a condition of approval requiring all proposed

signage be submitted to the Planning and Building Department for review and approval, including obtaining a building permit if necessary, prior to installation.

Screening

Screening from abutting residentially zoned parcels shall be provided along common property lines, refuse areas, and for mechanical equipment. The applicant intends on leaving the existing 8-foot solid concrete wall along the rear property line abutting the railroad tracks to screen and reduce noise impacts to the residential area north of the site. In addition, the existing chain link fence and vehicle access gates around the remaining perimeter of the property will remain along with landscaping adjacent to the roadways, to be maintained by the applicant. Due to potential safety and site security concerns, the existing chain link fence with landscaping along the roadways will soften the visibility of the site from public views without completely eliminating public view of the site for security purposes. The chain link fence will also deter graffiti. Additionally, the emergency generator near the front entrance to the building will be screened by landscaping.

Materials and Colors

The use of brilliant, deep, highly contrasting or reflective colors shall be minimized. In addition, exposed cinder block shall be prohibited when across the street from residentially zoned parcels. The existing exterior buildings are constructed of stucco-finished panels (warehouse) and metal rib wall material (detached storage building); no changes to the exterior building materials are proposed and a condition of approval has been included to prohibit the use of brilliant, deep, highly contrasting or reflective colors at such time any exterior repainting is done.

Landscaping

When a parcel is located across the street from, or abuts a residentially zoned parcel, the required setback (15 feet) shall be landscaped to include trees at the rate of one tree per 12 lineal feet of street frontage and shrubs at a rate of one shrub per 5 lineal feet of street frontage. The area in front of the south side (facing Edison Way) of the existing warehouse building, within the required 15 foot setback, is a paved driveway aisle connecting the east portion of the parcel to the west portion of the parcel. One-way angled parking spaces (27 standard and 13 compact) are proposed along this paved corridor. Thus, it is not practical to require any additional landscaping in this area other than what already exists and will be maintained and improved by the applicant. There are currently trees planted within this landscape strip along Edison Way and a condition has been included to require continued maintenance of the plants and trees in this area, with

the overall intent to soften and screen the site from nearby residential views. Perimeter landscaping along 5th Avenue will also be required to be maintained to soften any visual impacts from the site along public viewpoints.

Utilities

All new distribution lines shall be installed underground. No new utility distribution lines are proposed, as the project site is served by existing utilities that will continue to be used. Nonetheless, a condition of approval has been included to require that all new distribution lines be placed underground, as applicable.

c. M-1/Edison/NFO Performance Standards

Pursuant to Section 6277.5 of the M-1/Edison/NFO Zoning Regulations, no ongoing or new use may be conducted in a manner that does not meet the performance standards of the zoning district, as discussed below:

Noise

No use in the zoning district is permitted to exceed the sound levels indicated by the County's noise regulations during stipulated times of the day and for stipulated durations of noise generation. Although all proposed sporting and recreation activities associated with the project will be conducted indoors, neighbors have expressed concern over the potential impacts of exterior noise levels to the surrounding residential areas. To minimize any potential for exterior noise from people and/or vehicles in the parking lot, staff is recommending conditions requiring the applicant to prohibit loitering in and around the parking lot and project premises. See the General Plan Noise Policies Section above for further discussion.

Dust and Odor

No use is permitted which emits dusts, odors or air pollutants beyond the boundaries of the District's limits. The proposed use, including tenant improvements necessary to convert the site and building into an indoor sports and recreation facility, is not expected to generate any dust, odor or air pollutants that exceed this standard.

Vibration

No use is permitted which causes vibration perceptible on adjoining property, except for temporary construction operations. The proposed use, including any necessary construction work associated with tenant improvement activities, is not expected to cause vibrations perceptible to adjoining properties.

Lighting

All exterior lighting shall be located and directed so that direct rays and glare are confined to the premises. The applicant has prepared and submitted a photometric plan for exterior lighting, which shows building mounted and freestanding site lights around the parking lot areas designed to minimize the foot-candles along the perimeter of the parcel, particularly from the residential development across Edison Way. Staff has also included a condition that requires the applicant submit design manufacturer's "cut sheets" along with a photometric plan with the building permit submittal to ensure all proposed exterior lighting complies with this standard.

Trash and Debris

All trash and debris shall be picked up daily and stored in refuse containers that are screened from public view. Staff has included a condition of approval requiring the applicant contain and properly dispose of all trash, litter and debris generated by the facility on a daily basis.

Loitering

All loitering after business hours shall be controlled by the tenant or property owner. Staff has included conditions of approval to require the applicant provide continuous monitoring of the project site to ensure that visitors, unauthorized persons, and/or employees do not loiter around the premises. In addition, staff has included a condition requiring the access gates along Edison Way be closed during non-business hours to prevent unauthorized persons from accessing and loitering on the property site.

On-Site Activities

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

d. Parking Regulations

The proposed project includes providing on-site parking in compliance with Section 6119 of the County Zoning Regulations, as identified below:

Floor Area Type	Parking Space Requirement	Units of Measurement	Required Parking Spaces
Sport/Recreation	1 per 2,000 sq. ft. ¹	58,271	29
Office	1 per 200 sq. ft.	8,198	41
Food Establishments	1 per 3 seats	69 seats	23
Arcade/Party Rooms	1 per 100 sq. ft.	1,680	17
Total Required			112
Future Sport/Recreation ²	1 per 2,000 sq. ft. ¹	3,000	2
Total Proposed			124
¹ Use not enumerated in Section 6119 but permitted in "M" Districts.			
² Existing Detached Storage/Maintenance Building; potential future conversion to sports and recreational use.			

Of the 124 on-site parking spaces proposed, 13 are proposed as compact spaces (8' x 16') along the western row of parking spaces proposed adjacent to Edison Way; totaling 11% of the required on-site parking spaces. Minimum drive aisles and backup distances will be provided for all on-site parking spaces, as required by the Standards for the Design of Parking Spaces, adopted by the San Mateo County Planning Commission in 1961. In addition, accommodations for a total of 16 bicycle spaces are proposed near the front entrance to the building.

In addition, to address a concern raised by the Planning Commission about adequate space for vehicle maneuvering and turnaround in the east portion of the parking lot (adjacent to 5th Avenue), a condition of approval has been added to require the parking spaces in the east portion of the parking lot to be limited to reserved spaces for employees, sheriff staff, and/or assigned members to minimize the frequency of congestion in that particular (dead end) area of the lot.

Screening

Parking areas for more than (10) vehicles shall be screened on each side that adjoins or faces residentially zoned parcels. As previously mentioned, the applicant intends on leaving the existing 8-foot tall solid concrete wall along the rear property line abutting the railroad tracks to screen the site from the residential area to the north (across the railroad tracks). The existing chain link fence and perimeter landscaping along Edison Way will remain to soften visual impacts of the site from the residential parcels across Edison Way. In addition, Condition of Approval Nos. 7 and 8 have been amended, under recommendation by the Planning Commission, to

require landscaping along Edison Way to include hedges or other appropriate native vegetation that will provide opaque screening at a minimum of 3 1/2 feet above grade to minimize any potential impacts of vehicle lights from the existing residences across Edison Way.

Surface of Parking Area and Protective Installation

Parking areas for more than then (10) vehicles shall be surfaced with a durable and dust-free material. In addition, parking areas shall be designed so that parking vehicles do not overhang sidewalks, planters, or landscaped areas. Off street parking will be provided within the existing paved parking lot areas on-site. In addition, staff is recommending a condition of approval that requires the applicant provide a wheel stopping device for any on-site parking spaces abutting landscaped areas to prevent vehicular overhang.

Landscaping

A planter or landscaped area of at least four (4) feet wide shall be provided adjacent to all street right-of-ways. In addition, parking areas with a capacity of ten (10) or more parking spaces requires landscaped areas to total not less than five (5) percent of the total parking lot area. The proposed on-site parking areas abut two street right-of-ways, 5th Avenue and Edison Way. The project site includes existing perimeter landscaped areas along both right-of-ways, which is proposed and conditioned to be maintained. The landscaped areas on-site will total approximately 7 percent of total parking lot area.

3. Conformance with Use Permit Findings

For the Board of Supervisors to approve the requested Use Permit to convert the former beer distribution warehouse into a multi-sports and recreational facility, the following findings must be made:

- a. **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 Planning Commission and staff have reviewed the project against the applicable General Plan Policies and Zoning Regulations and determined that as proposed and conditioned, the project will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood. Staff completed an Initial Study, pursuant to the California Environmental Quality Act, and the Planning Commission determined that under the application of appropriate mitigation measures, the project would not have a significant adverse impact on the environment. Thus, mitigation

measures from the Mitigated Negative Declaration have been incorporated into the recommended conditions of approval in Attachment A. Staff has referred the project application to other applicable reviewing agencies, including the North Fair Oaks Community Council, who have all provided a recommendation for approval. In addition, the Planning Commission and staff are recommending that the Use Permit be subject to an administrative review 1-year from final approval to allow staff and the community an opportunity to review the performance of the operation and its compliance with all 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.

b. That the proposed project is necessary for the public health, safety, convenience or welfare.

The proposed 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 (NFO) community, it has been determined that the NFO area overall largely lacks recreation 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.

4. Review by the North Fair Oaks Community Council

On May 19, 2011, staff presented the proposed Zoning Text Amendment and Use Permit application to the North Fair Oaks Council at their regularly scheduled meeting. The purpose in attending the meeting was to formally introduce the proposed project to the Council and community. On October 20, 2011, staff returned to the Council for a recommendation on the project. The North Fair Oaks Council unanimously recommended approval of the project with the following comments:

- a. Reconsider exiting from the north exit such that no traffic exits onto Edison Way after 10:00 p.m.

Staff's Response: The Department of Public Works has considered the vehicle access options to and from the site and determined that limiting the existing access drive closest to 5th Avenue as an "entrance only" and the existing access drive farthest from 5th Avenue as an "exit only" creates the best vehicle access and circulation pattern for the site given existing roadways. The County's minimum distance requirement for a driveway from an intersection is 300 feet. Thus, any new driveway would be required to meet this standard. As is proposed, the existing driveways will

continue to be used and the County would not be in favor of allowing traffic to exit from the east driveway due to its proximity to the Edison Way/5th Avenue intersection.

Staff also received a letter from the applicant (Attachment K) on November 3, 2011, responding to the North Fair Oaks concern over vehicles exiting from the parking lot in the evening hours.

- b. Allow the last game to begin at 10:00 p.m.

Staff's Response: As discussed in the Noise Policies Section of this report, staff considered the County's noise regulations, existing surrounding development, and North Fair Oaks Community Council comments regarding hours of operation. Based on the Council's comment, staff recommended that the Planning Commission allow the facility's closing time (i.e., visitors vacated) to be 11:00 p.m. with limited use of the facility after 10:00 p.m. for adult league games only. Subsequently, the Planning Commission's recommendation to the Board of Supervisors is to allow the business hours as requested by the applicant at the Planning Commission public hearing (6:00 a.m. to 12:00 a.m. on weekdays, Monday through Friday, and 8:00 a.m. to 12:00 a.m. on weekends, Saturdays and Sundays) with direction that staff return to the North Fair Oaks Community Council for recommendation on the Planning Commission's modified hours of operation. As a result, staff will be returning to the North Fair Oaks Council on December 8, 2011, to present the Planning Commission's recommendation on hours of operation, which will be reported to the Board of Supervisors for their consideration of the project. Additionally, an administrative review is recommended to be required 1-year from final approval, which would include a referral to the North Fair Oaks Community Council. The purpose of the administrative review will be to allow the County staff and the community an opportunity to review the performance of the operation and its compliance with Use Permit conditions of approval.

- c. Require vegetative screening along Edison Way to shield surrounding residences from light and to provide additional privacy.

Staff's Response: The existing perimeter landscape planter abutting Edison Way is proposed to remain. There are several existing trees within the landscape planter and the applicant will be required to plant and maintain additional landscaping, including hedges or other native vegetation, that will provide opaque screening at a minimum of 3 1/2 feet above grade along Edison Way.

B. ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative Declaration was prepared and circulated, with a public review and comment period running from September 26, 2011, to October 17, 2011. One comment from the applicant was received regarding hours of operation:

Applicant's Comment: In regard to Planning's proposal of closing at 10:00 p.m., we would like to request the County's consideration that the hours of operation stay as originally proposed to close at midnight. We would limit usage after 10:00 p.m. to adult leagues only to address any curfew dilemmas, and would have a contact person closely monitor patrons as they leave after 10:00 p.m. to ensure we are within the noise ordinance for the area. We could also discuss with Public Works the possibility of creating a new exit/entrance onto 5th Avenue that would be opened during the late hours. We are definitely open to a 6-month or 1-year use permit to allow us and you the opportunity to have our hours of operation reviewed and assessed when the use permit has expired. We feel our use is more compatible and should be viewed as more similar to the Ice Oasis, as well as other similar facilities.

Staff's Response: In considering the County's noise regulations and North Fair Oaks Community Council comment regarding hours of operation, staff recommended that the proposed business hours be modified such that the facility close (meaning all visitors vacated from the premise) no later than 11:00 p.m. on any given day of the week, with limited use of the facility after 10:00 p.m. for adult league games only. Subsequently, the Planning Commission's recommendation to the Board of Supervisors is to allow the business hours as requested by the applicant at the Planning Commission public hearing (6:00 a.m. to 12:00 a.m. on weekdays, Monday through Friday, and 8:00 a.m. to 12:00 a.m. on weekends, Saturdays and Sundays) with direction that staff return to the North Fair Oaks Community Council for their recommendation on the Planning Commission's modified hours of operation. As a result, staff will be returning to the North Fair Oaks Community Council on December 8, 2011, to obtain comments on the Planning Commission's recommendation on hours of operation, which will be reported to the Board of Supervisors for their consideration of the project. In addition, a condition has been included to require a 1-year administrative review, which will include a referral to the North Fair Oaks Community Council, to review the project's performance and compliance with conditions of approval. The Department of Public Works does not recommend a new driveway onto 5th Avenue, as a new driveway would require a distance of 300 feet from the intersection, and the parcel's width (frontage along 5th Avenue) only provides approximately 215 lineal feet. To acknowledge the applicants reference to the Ice Oasis, it is a similar type use in terms of offering an ice skating rink for skating and ice hockey (league and open play). The Ice Oasis is open Monday through Saturdays from 5:00 a.m. to 1:00 a.m. and on Sundays from 6:30 a.m. to 11:00 p.m.; however, the Ice Oasis, located at 3140 Bay Road, is located in the City of Redwood City and does not have the same surrounding environment as the proposed project site (i.e., proximity to residential uses, roadway capacities).

C. REVIEWING AGENCIES

San Mateo County Building Inspection Section
San Mateo County Department of Public Works
San Mateo County Environmental Health Division
Menlo Park Fire Protection District
California Water Service Company
Fair Oaks Sewer Maintenance District
North Fair Oaks Community Council
City of Redwood City Planning Department

County Counsel has reviewed and approved the Ordinance as to form and content.

The approval of a Zoning Text Amendment and Use Permit to amend the Light Industrial/ Edison/North Fair Oaks (M-1/Edison/NFO) Zoning District Regulations to allow indoor exercise and leisure facilities with a Use Permit and allow conversion of a former beer distribution facility into an indoor multi-sports and recreational facility contributes to the 2025 Shared Vision outcome of a Livable Community by allowing the establishment of a facility 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 addition, the business is expected to benefit the local economy and generate new job positions of various skill levels.

FISCAL IMPACT:

No net County cost. However, approval by the Board of Supervisors of the Zoning Text Amendment and Use Permit would result in the establishment of a new business in the County, resulting in the generation of property tax and business revenue.

ATTACHMENTS:

- A. Recommended Findings and Conditions of Approval
- B. Affected M-1/Edison/NFO District
- C. Applicant's Project Site Location and Vicinity Map
- D. Site Plan
- E. Floor Plan
- F. Photometric Plan
- G. Initial Study and Mitigated Negative Declaration
- H. Pre-application Workshop Summary Letter, dated March 8, 2011
- I. Site Photos
- J. Traffic Study prepared by Kimley-Horn and Associates, Inc., dated September 12, 2011. Please note that due to the size of this document, it has been posted under the "Pending Projects/EIR" box at <http://www.smcgov.org/planning>.
- K. Letter from Applicant, dated November 1, 2011
- L. Planning Commission Recommendation Letter, dated November 18, 2011
- M. Planning Commission Staff Report, dated November 16, 2011
- N. Letters of Support

COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit File Number: PLN 2011-00070

Board Meeting Date: December 13, 2011

Prepared By: Summer Burlison,
Project Planner

For Adoption By: Board of Supervisors

RECOMMENDED FINDINGS:

Regarding the Environmental Review, Find:

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, Find:

5. That the Board of Supervisors adopt, by ordinance, the proposed Zoning Text Amendment. 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, Find:

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. 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.

RECOMMENDED CONDITIONS OF APPROVAL:

Current Planning Section

1. This approval applies only to the proposal, documents and plans described in this 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 two administrative reviews, 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 the 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 at a minimum of 3 1/2 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 at a minimum of 3 1/2 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 storm-water 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.

ORDINANCE NO. _____
BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,
STATE OF CALIFORNIA

* * * * *

**AN ORDINANCE AMENDING CHAPTER 17
(LIGHT INDUSTRIAL/EDISON/NORTH FAIR OAKS ZONING DISTRICT)
TO ADD INDOOR EXERCISE AND LEISURE FACILITIES IN
THE UNINCORPORATED NORTH FAIR OAKS AREA**

The Board of Supervisors of the County of San Mateo, State of California,

ORDAINS as follows:

SECTION 1. The San Mateo County Ordinance Code (Zoning Regulations), Division VI, Part One, Chapter 17 (Light Industrial/Edison/North Fair Oaks), Section 6277.2 is hereby amended to add subsection 23, to read as follows:

23. Indoor Exercise and Leisure Facilities (7.01.10)

Enclosed facilities used for active recreation including exercise and athletic clubs, bowling alleys, skating rinks, billiard halls, dance halls and academies, or similar uses.

SECTION 2. The San Mateo County Ordinance Code (Zoning Regulations), Division VI, Part One, Chapter 17 (Light Industrial/Edison/North Fair Oaks), Section 6277.3 is hereby amended to add:

J.	<u>Indoor Recreation Facilities (REC-1)</u>	<u>Use Permit</u>
	<u>Indoor Exercise and Leisure Facilities (7.01.10)</u>	

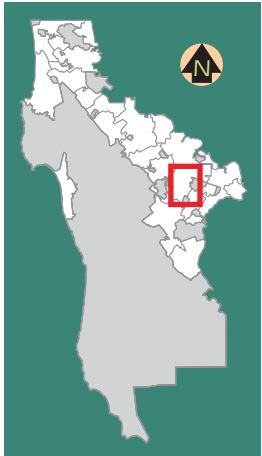
SECTION 3. This Ordinance shall be effective thirty (30) days from the passage date thereof.

* * * * *



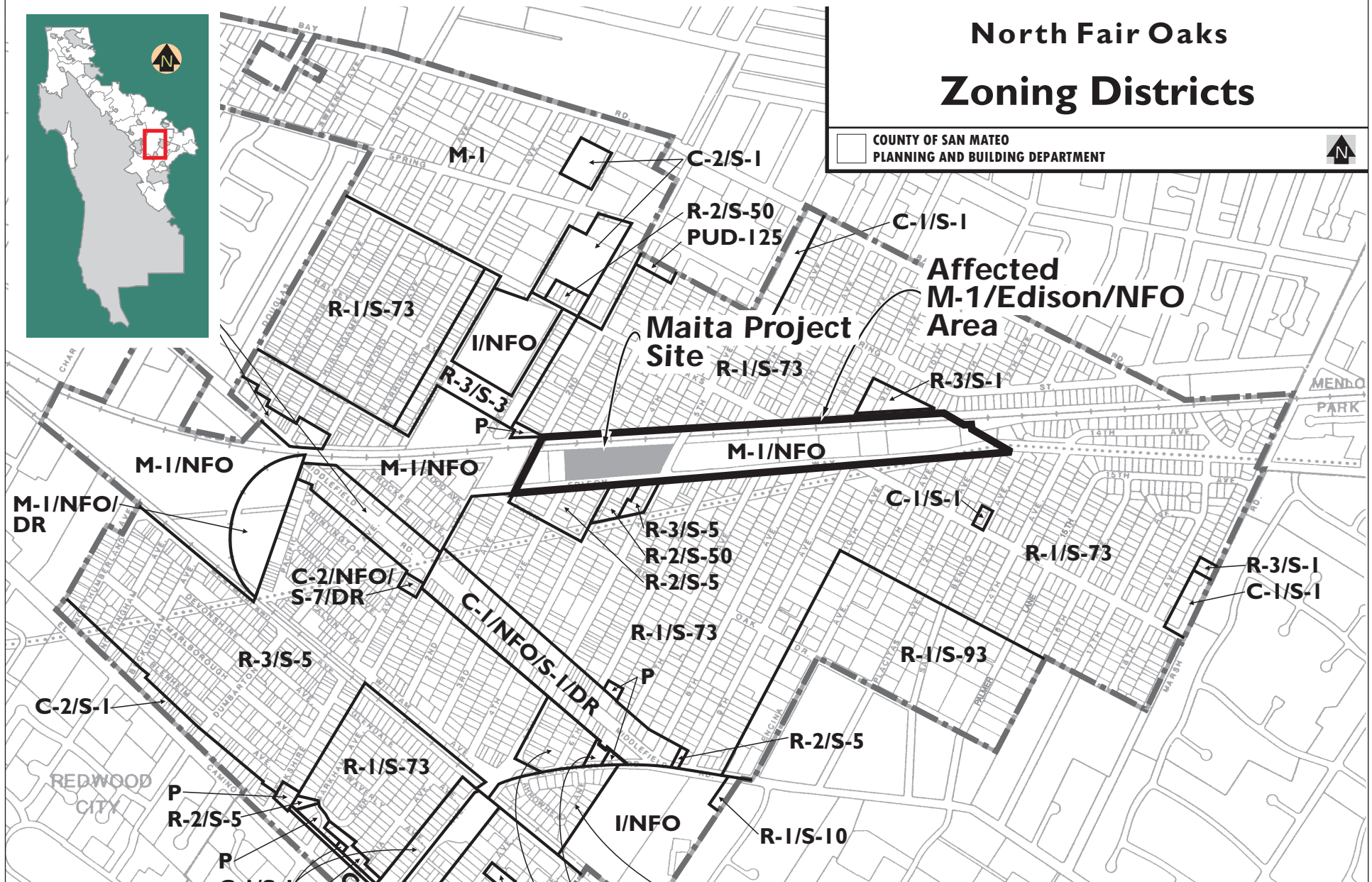
County of San Mateo - Planning and Building Department

ATTACHMENT B



North Fair Oaks Zoning Districts

COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT



San Mateo County Board of Supervisors Meeting

Owner/Applicant: **MARCUS MAITA**

Attachment: **B**

File Numbers: **PLN 2011-00070**



County of San Mateo - Planning and Building Department

ATTACHMENT C



San Mateo County Board of Supervisors Meeting

Owner/Applicant: **MARCUS MAITA**

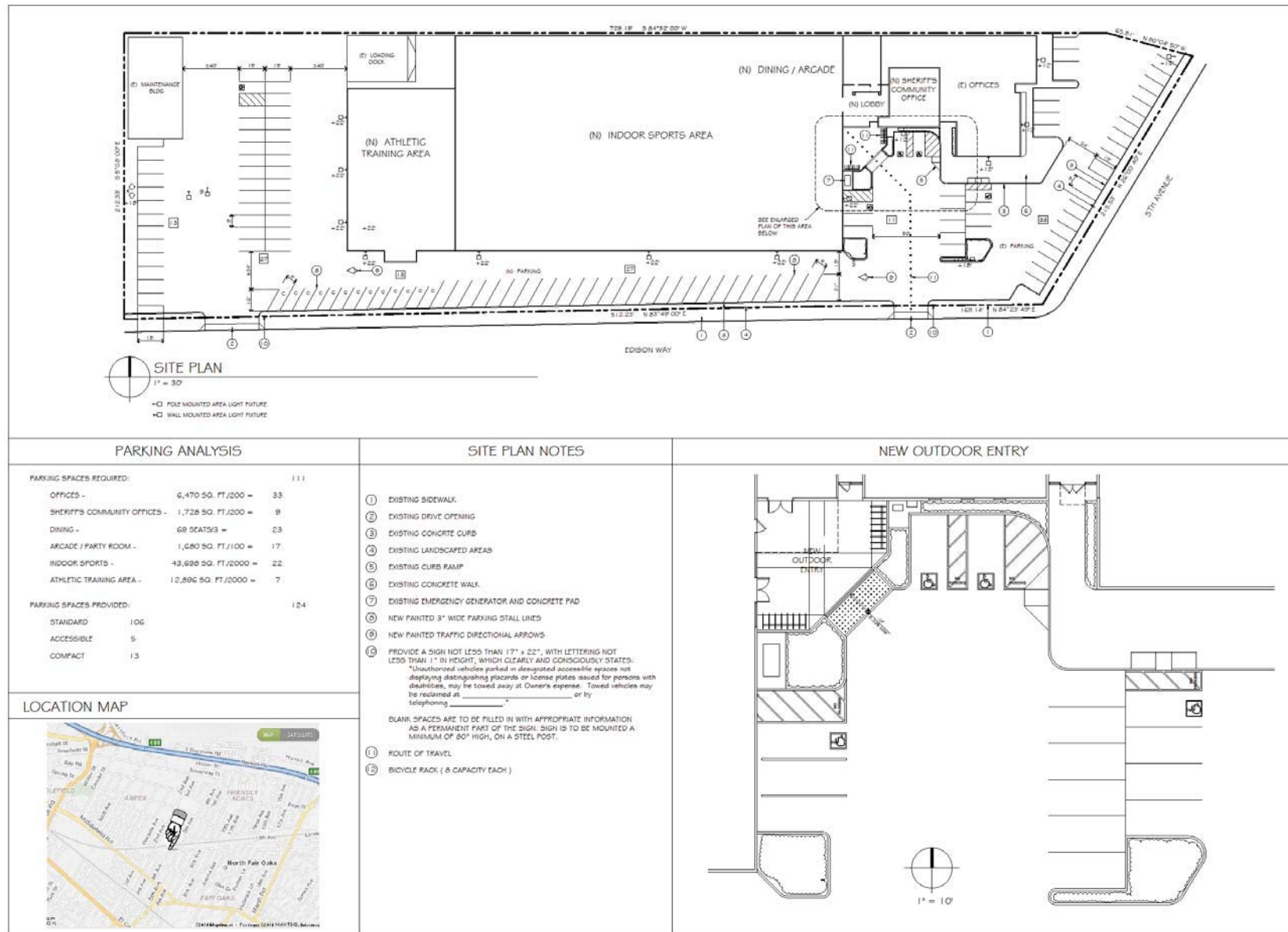
Attachment: **C**

File Numbers: **PLN 2011-00070**



County of San Mateo - Planning and Building Department

ATTACHMENT D



San Mateo County Board of Supervisors Meeting

Owner/Applicant: **MARCUS MAITA**

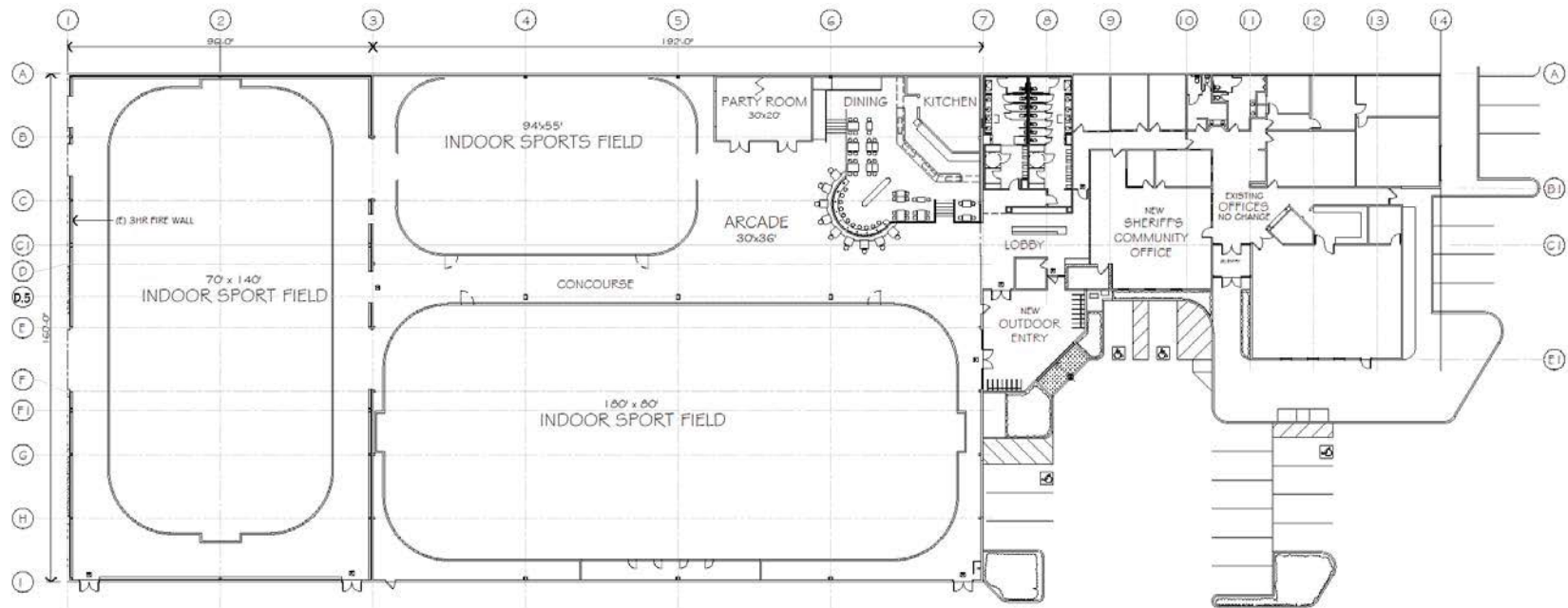
Attachment: **D**

File Numbers: **PLN 2011-00070**



County of San Mateo - Planning and Building Department

ATTACHMENT E



OVERALL FLOOR PLAN

SCALE: 1/16" = 1'-0"



San Mateo County Board of Supervisors Meeting

Owner/Applicant: **MARCUS MAITA**

Attachment: **E**

File Numbers: **PLN 2011-00070**



County of San Mateo - Planning and Building Department

ATTACHMENT F



County of San Mateo - Planning and Building Department

ATTACHMENT G

COUNTY OF SAN MATEO, PLANNING AND BUILDING DEPARTMENT

**NOTICE OF INTENT TO ADOPT
NEGATIVE DECLARATION**

A notice, pursuant to the California Environmental Quality Act of 1970, as amended (Public Resources Code 21,000, et seq.), that the following project: United Indoor Sports - Zoning Text Amendment and Use Permit, when adopted and implemented, will not have a significant impact on the environment.

FILE NO.: PLN 2011-00070

OWNER: Gloria Maita

APPLICANT: Marcus Maita

ASSESSOR'S PARCEL NO.: 060-041-100

LOCATION: 3151 Edison Way, North Fair Oaks

PROJECT DESCRIPTION

The applicant proposes to convert the former 69,000 sq. ft. beer distributing warehouse into an indoor multi-sport and recreation complex that will include three indoor sports fields, an athletic training area, a sports themed café/food service area, an arcade area, two group party rooms, offices, and a San Mateo County Sheriff's Community Policing Unit on a 3.5-acre parcel located at the corner of Edison Way and 5th Avenue in the unincorporated North Fair Oaks area. The existing 3,000 sq. ft. detached maintenance building located in the northwest corner of the parcel will remain; however, future plans include converting the maintenance building into an indoor sporting area. The proposed project includes providing 124 on-site parking spaces and utilization of the existing buildings with no new expansion of building footprint. The project site is located among a row of parcels (adjacent to the railroad tracks) zoned M-1/Edison/NFO (Light Industrial/Edison/North Fair Oaks). Surrounding development includes railroad tracks to the adjacent north with residential development beyond, a trailer hitch business and lumber yard to the west, office and educational uses to the east (across 5th Avenue), and residential development to the south (across Edison Way).

Required Planning Permits

The M-1/Edison/NFO (Light Industrial/Edison/North Fair Oaks) Zoning District currently does not allow for indoor sports and/or recreational facilities. Therefore, the applicant has applied for a Zoning Text Amendment to allow this type of use, as a discretionary use requiring a Use Permit, within the existing Light Industrial/Edison/North Fair Oaks (M-1/Edison/NFO) Zoning District. The M-1/Edison/NFO Zoning District is specific to the row of parcels, including the project parcel, located between 2nd Avenue and 12th Avenue in the unincorporated North Fair Oaks area. If the Zoning Text Amendment were approved, the indoor sports and recreational facilities use would be added to the M-1/Edison/NFO Zoning District's list of uses (Section 6277.2 and 6277.3) allowed with a Use Permit. Future projects proposed under this use would

be considered separately on a case-by-case basis in order to consider the project's respective impacts on the surrounding neighborhood, with the required finding that the use would not be detrimental to the public welfare or injurious to property or improvements in the neighborhood, and that the use is necessary for the public health, safety, convenience or welfare of the community.

The proposed text amendment would be similar to the Indoor Exercise and Leisure Facilities use allowed in the C-2/NFO (General Commercial/North Fair Oaks) and M-1/NFO (Light Industrial/North Fair Oaks) Zoning Districts, and would read as follows:

Indoor Exercise and Leisure Facilities

Enclosed facilities used for active recreation including exercise and athletic clubs, bowling alleys, skating rinks, billiard halls, dance halls and academies, or similar uses.

In conjunction with the Zoning Text Amendment, the applicant is requesting a Use Permit to convert the former beer distribution site into an indoor sports and recreational facility, as detailed in the Project Description above.

FINDINGS AND BASIS FOR A NEGATIVE DECLARATION

The Current Planning Section has reviewed the initial study for the project and, based upon substantial evidence in the record, finds that:

1. The project will not adversely affect water or air quality or increase noise levels substantially.
2. The project will not have adverse impacts on the flora or fauna of the area.
3. The project will not degrade the aesthetic quality of the area.
4. The project will not have adverse impacts on traffic or land use.
5. In addition, the project will not:
 - a. Create impacts which have the potential to degrade the quality of the environment.
 - b. Create impacts which achieve short-term to the disadvantage of long-term environmental goals.
 - c. Create impacts for a project which are individually limited, but cumulatively considerable.
 - d. Create environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly.

The County of San Mateo has, therefore, determined that the environmental impact of the project is insignificant.

MITIGATION MEASURES included in the project to avoid potentially significant effects:

Mitigation Measure 1: The hours of operation for visitors to the sports facility shall be no earlier than 9:00 a.m. and all visitors shall be vacated from the premises by 10:00 p.m. on any given day.

Mitigation Measure 2: 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.

Mitigation Measure 3: Landscaping shall be installed and/or maintained throughout the life of the use along the public right-of-ways (i.e., Edison Way and 5th Avenue) to the parking lot to provide added buffering from surrounding neighbors. Field verification of landscaping shall be completed by the Planning Department prior to final Planning approval of the issued building permit.

Mitigation Measure 4: 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.

Mitigation Measure 5: 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.

Mitigation Measure 6: 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.

Mitigation Measure 7: 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.

Mitigation Measure 8: 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 shall be at the north parking lot area, the north driveway (farthest from 5th Avenue), and the south driveway (closest to 5th Avenue).

Mitigation Measure 9: 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 the building permit final.

Mitigation Measure 10: 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.

Mitigation Measure 11: 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.

Mitigation Measure 12: 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 the building permit final.

Mitigation Measure 13: The applicant shall encourage visitors to carpool and/or use alternative modes of transportation to the project site.

Mitigation Measure 14: 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.

Mitigation Measure 15: Planning verification shall be required to ensure that all approved on-site parking, including striping, has been completed prior to building permit final.

Mitigation Measure 16: Any licensed alcohol sales and consumption 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 staff.

RESPONSIBLE AGENCY CONSULTATION

None.

INITIAL STUDY

The San Mateo County Current Planning Section has reviewed the Environmental Evaluation of this project and has found that the probable environmental impacts are insignificant. A copy of the initial study is attached.

REVIEW PERIOD: September 26, 2011 to October 17, 2011

All comments regarding the correctness, completeness, or adequacy of this Negative Declaration must be received by the County Planning and Building Department, 455 County Center, Second Floor, Redwood City, no later than **5:00 p.m., October 17, 2011.**

CONTACT PERSON

Summer Burlison
Project Planner, 650/363-1815



Summer Burlison, Project Planner

SB:pac - SSBV0726_WPH.DOC
FRM00013(click).doc
(1/11/07)

County of San Mateo
Planning and Building Department

INITIAL STUDY
ENVIRONMENTAL EVALUATION CHECKLIST
(To Be Completed By Current Planning Section)

I. BACKGROUND

Project Title: United Indoor Sports - Zoning Text Amendment and Use Permit

File No.: PLN 2011-00070

Project Location: 3151 Edison Way, North Fair Oaks

Assessor's Parcel No.: 060-041-100

Applicant/Owner: Marcus Maita/Gloria Maita

Date Environmental Information Form Submitted: March 25, 2011

PROJECT DESCRIPTION

The applicant proposes to convert the former 69,000 sq. ft. beer distributing warehouse into an indoor multi-sport and recreation complex that will include three indoor sports fields, an athletic training area, a sports themed café/food service area, an arcade area, two group party rooms, offices, and a San Mateo County Sheriff's Community Policing Unit on a 3.5-acre parcel located at the corner of Edison Way and 5th Avenue in the unincorporated North Fair Oaks area. The existing 3,000 sq. ft. detached maintenance building located in the northwest corner of the parcel will remain; however, future plans include converting the maintenance building into an indoor sporting area. The proposed project includes providing 124 on-site parking spaces and utilization of the existing buildings with no new expansion of building footprint. The project site is located among a row of parcels (adjacent to the railroad tracks) zoned M-1/Edison/NFO (Light Industrial/Edison/North Fair Oaks). Surrounding development includes railroad tracks to the adjacent north with residential development beyond, a trailer hitch business and lumber yard to the west, office and educational uses to the east (across 5th Avenue), and residential development to the south (across Edison Way).

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The proposed text amendment would be similar to the Indoor Exercise and Leisure Facilities use allowed in the C-2/NFO (General Commercial/North Fair Oaks) and M-1/NFO (Light Industrial/North Fair Oaks) Zoning Districts, and would read as follows:

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In conjunction with the Zoning Text Amendment, the applicant is requesting a Use Permit to convert the former beer distribution site into an indoor sports and recreational facility, as detailed in the Project Description above.

II. ENVIRONMENTAL ANALYSIS

Any controversial answers or answers needing clarification are explained on an attached sheet. For source, refer to pages 13 and 14.

	IMPACT					SOURCE
	NO	YES				
		Not Significant	Significant Unless Mitigated	Significant	Cumulative	
1. <u>LAND SUITABILITY AND GEOLOGY</u>						
Will (or could) this project:						
a. Involve a unique landform or biological area, such as beaches, sand dunes, marshes, tidelands, or San Francisco Bay?	X					B,F,O
b. Involve construction on slope of 15% or greater?	X					E,I
c. Be located in an area of soil instability (subsidence, landslide or severe erosion)?	X					Bc,D
d. Be located on, or adjacent to a known earthquake fault?		X				Bc,D
e. Involve Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?	X					M
f. Cause erosion or siltation?		X				M,I
g. Result in damage to soil capability or loss of agricultural land?	X					A,M
h. Be located within a flood hazard area?	X					G
i. Be located in an area where a high water table may adversely affect land use?	X					D
j. Affect a natural drainage channel or streambed, or watercourse?	X					E

	IMPACT					SOURCE
	NO	YES				
		Not Significant	Significant Unless Mitigated	Significant	Cumulative	
2. <u>VEGETATION AND WILDLIFE</u> Will (or could) this project:						
a. Affect federal or state listed rare or endangered species of plant life in the project area?	X					F
b. Involve cutting of heritage or significant trees as defined in the County Heritage Tree and Significant Tree Ordinance?	X					I,A
c. Be adjacent to or include a habitat food source, water source, nesting place or breeding place for a federal or state listed rare or endangered wildlife species?	X					F
d. Significantly affect fish, wildlife, reptiles, or plant life?	X					I
e. Be located inside or within 200 feet of a marine or wildlife reserve?	X					E,F,O
f. Infringe on any sensitive habitats?	X					F
g. Involve clearing land that is 5,000 sq. ft. or greater (1,000 sq. ft. within a County Scenic Corridor), that has slopes greater than 20% or that is in a sensitive habitat or buffer zone?	X					I,F,Bb
3. <u>PHYSICAL RESOURCES</u> Will (or could) this project:						
a. Result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, oil, trees, minerals or topsoil)?	X					I

	IMPACT					SOURCE
	NO	YES				
		Not Significant	Significant Unless Mitigated	Significant	Cumulative	
b. Involve grading in excess of 150 cubic yards?	X					I
c. Involve lands currently protected under the Williamson Act (agricultural preserve) or an Open Space Easement?	X					I
d. Affect any existing or potential agricultural uses?	X					A,K,M
4. <u>AIR QUALITY, WATER QUALITY, SONIC</u> Will (or could) this project:						
a. Generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on-site or in the surrounding area?		X				I,N,R
b. Involve the burning of any material, including brush, trees and construction materials?	X					I
c. Be expected to result in the generation of noise levels in excess of those currently existing in the area, after construction?			X			Ba,I
d. Involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances, or radioactive material?	X					I
e. Be subject to noise levels in excess of levels determined appropriate according to the County Noise Ordinance or other standard?	X					A,Ba,Bc
f. Generate noise levels in excess of levels determined appropriate according to the County Noise Ordinance standard?			X			I

	IMPACT					SOURCE
	NO	YES				
		Not Significant	Significant Unless Mitigated	Significant	Cumulative	
g. Generate polluted or increased surface water runoff or affect groundwater resources?			X			I
h. Require installation of a septic tank/leachfield sewage disposal system or require hookup to an existing collection system which is at or over capacity?	X					S
5. <u>TRANSPORTATION</u>						
Will (or could) this project:						
a. Affect access to commercial establishments, schools, parks, etc.?		X				A,I
b. Cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?		X				A,I
c. Result in noticeable changes in vehicular traffic patterns or volumes (including bicycles)?			X			I
d. Involve the use of off-road vehicles of any kind (such as trail bikes)?	X					I
e. Result in or increase traffic hazards?		X				S
f. Provide for alternative transportation amenities such as bike racks?		X				I
g. Generate traffic which will adversely affect the traffic carrying capacity of any roadway?		X				S

	IMPACT					SOURCE
	NO	YES				
		Not Significant	Significant Unless Mitigated	Significant	Cumulative	
6. <u>LAND USE AND GENERAL PLANS</u>						
Will (or could) this project:						
a. Result in the congregating of more than 50 people on a regular basis?			X			I
b. Result in the introduction of activities not currently found within the community?		X				I
c. Employ equipment which could interfere with existing communication and/or defense systems?	X					I
d. Result in any changes in land use, either on or off the project site?		X				I
e. Serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?		X				I,Q,S
f. Adversely affect the capacity of any public facilities (streets, highways, freeways, public transit, schools, parks, police, fire, hospitals), public utilities (electrical, water and gas supply lines, sewage and storm drain discharge lines, sanitary landfills) or public works serving the site?	X					I,S
g. Generate any demands that will cause a public facility or utility to reach or exceed its capacity?	X					I,S
h. Be adjacent to or within 500 feet of an existing or planned public facility?	X					A

	IMPACT					SOURCE
	NO	YES				
		Not Significant	Significant Unless Mitigated	Significant	Cumulative	
i. Create significant amounts of solid waste or litter?		X				I
j. Substantially increase fossil fuel consumption (electricity, oil, natural gas, coal, etc.)?	X					I
k. Require an amendment to or exception from adopted general plans, specific plans, or community policies or goals?		X				B
l. Involve a change of zoning?	X					C
m. Require the relocation of people or businesses?	X					I
n. Reduce the supply of low-income housing?	X					I
o. Result in possible interference with an emergency response plan or emergency evacuation plan?	X					S
p. Result in creation of or exposure to a potential health hazard?	X					S
7. <u>AESTHETIC, CULTURAL AND HISTORIC</u>						
Will (or could) this project:						
a. Be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?	X					A,Bb
b. Obstruct scenic views from existing residential areas, public lands, public water body, or roads?	X					A,I
c. Involve the construction of buildings or structures in excess of three stories or 36 feet in height?	X					I

	IMPACT					SOURCE
	NO	YES				
		Not Significant	Significant Unless Mitigated	Significant	Cumulative	
d. Directly or indirectly affect historical or archaeological resources on or near the site?	X					H
e. Visually intrude into an area having natural scenic qualities?	X					A,I

III. **RESPONSIBLE AGENCIES.** Check what agency has permit authority or other approval for the project.

AGENCY	YES	NO	TYPE OF APPROVAL
U.S. Army Corps of Engineers (CE)		X	
State Water Resources Control Board		X	
Regional Water Quality Control Board		X	
State Department of Public Health		X	
San Francisco Bay Conservation and Development Commission (BCDC)		X	
U.S. Environmental Protection Agency (EPA)		X	
County Airport Land Use Commission (ALUC)		X	
CalTrans		X	
Bay Area Air Quality Management District		X	
U.S. Fish and Wildlife Service		X	
Coastal Commission		X	
City		X	
Sewer/Water District:		X	
Other:		X	

IV. MITIGATION MEASURES

Mitigation measures have been proposed in project application.

Yes

No

X

Other mitigation measures are needed.

X

The following measures are included in the project plans or proposals pursuant to Section 15070(b)(1) of the State CEQA Guidelines:

Mitigation Measure 1: The hours of operation for visitors to the sports facility shall be no earlier than 9:00 a.m. and all visitors shall be vacated from the premises by 10:00 p.m. on any given day.

Mitigation Measure 2: 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.

Mitigation Measure 3: Landscaping shall be installed and/or maintained throughout the life of the use along the public right-of-ways (i.e., Edison Way and 5th Avenue) to the parking lot to provide added buffering from surrounding neighbors. Field verification of landscaping shall be completed by the Planning Department prior to final Planning approval of the issued building permit.

Mitigation Measure 4: 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.

Mitigation Measure 5: 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.

Mitigation Measure 6: 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.

Mitigation Measure 7: 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.

Mitigation Measure 8: 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 shall be at the north parking lot area, the north driveway (farthest from 5th Avenue), and the south driveway (closest to 5th Avenue).

Mitigation Measure 9: 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 the building permit final.

Mitigation Measure 10: 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.

Mitigation Measure 11: 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.

Mitigation Measure 12: 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 the building permit final.

Mitigation Measure 13: The applicant shall encourage visitors to carpool and/or use alternative modes of transportation to the project site.

Mitigation Measure 14: 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.

Mitigation Measure 15: Planning verification shall be required to ensure that all approved on-site parking, including striping, has been completed prior to building permit final.

Mitigation Measure 16: Any licensed alcohol sales and consumption 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 staff.

V. MANDATORY FINDINGS OF SIGNIFICANCE

	Yes	No
1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal, or eliminate important examples of the major periods of California history or prehistory?		X
2. Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?		X
3. Does the project have possible environmental effects which are individually limited, but cumulatively considerable?		X
4. Would the project cause substantial adverse effects on human beings, either directly or indirectly?		X

On the basis of this initial evaluation:

_____ I find the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared by the Current Planning Section.

X _____ I find that although the proposed project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because of the mitigation measures in the discussion have been included as part of the proposed project. A NEGATIVE DECLARATION will be prepared.

_____ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Date

9/26/11


Summer Burlison

Project Planner
(Title)

VI. SOURCE LIST

- A. Field Inspection
- B. County General Plan 1986
 - a. General Plan Chapters 1-16
 - b. Local Coastal Program (LCP) (Area Plan)
 - c. Skyline Area General Plan Amendment
 - d. Montara-Moss Beach-El Granada Community Plan
 - e. Emerald Lake Hills Community Plan
- C. County Ordinance Code
- D. Geotechnical Maps
 - 1. USGS Basic Data Contributions
 - a. #43 Landslide Susceptibility
 - b. #44 Active Faults
 - c. #45 High Water Table
 - 2. Geotechnical Hazards Synthesis Maps
- E. USGS Quadrangle Maps, San Mateo County 1970 Series (See F. and H.)
- F. San Mateo County Rare and Endangered Species Maps, or Sensitive Habitats Maps
- G. Flood Insurance Rate Map – National Flood Insurance Program
- H. County Archaeologic Resource Inventory (Prepared by S. Dietz, A.C.R.S.) Procedures for Protection of Historic and Cultural Properties – 36 CFR 800 (See R.)
- I. Project Plans or EIF
- J. Airport Land Use Committee Plans, San Mateo County Airports Plan
- K. Aerial Photography or Real Estate Atlas – REDI
 - 1. Aerial Photographs, 1941, 1953, 1956, 1960, 1963, 1970
 - 2. Aerial Photographs, 1981
 - 3. Coast Aerial Photos/Slides, San Francisco County Line to Año Nuevo Point, 1971
 - 4. Historic Photos, 1928-1937

- L. Williamson Act Maps
- M. Soil Survey, San Mateo Area, U.S. Department of Agriculture, May 1961
- N. Air Pollution Isopleth Maps – Bay Area Air Pollution Control District
- O. California Natural Areas Coordinating Council Maps (See F. and H.)
- P. Forest Resources Study (1971)
- Q. Experience with Other Projects of this Size and Nature
- R. Environmental Regulations and Standards:
 - Federal
 - Review Procedures for CDBG Programs 24 CFR Part 58
 - NEPA 24 CFR 1500-1508
 - Protection of Historic and Cultural Properties 36 CFR Part 800
 - National Register of Historic Places
 - Floodplain Management Executive Order 11988
 - Protection of Wetlands Executive Order 11990
 - Endangered and Threatened Species
 - Noise Abatement and Control 24 CFR Part 51B
 - Explosive and Flammable Operations 24 CFR 51C
 - Toxic Chemicals/Radioactive Materials HUD 79-33
 - Airport Clear Zones and APZ 24 CFR 51D
 - State
 - Ambient Air Quality Standards Article 4, Section 1092
 - Noise Insulation Standards
- S. Consultation with Departments and Agencies:
 - a. County Health Department
 - b. City Fire Department
 - c. California Department of Forestry
 - d. Department of Public Works
 - e. Disaster Preparedness Office
 - f. Other

COUNTY OF SAN MATEO
Planning and Building Department

Initial Study Pursuant to CEQA
Project Narrative and Answers to Questions for the Negative Declaration
File Number: PLN 2011-00070
United Indoor Sports
Zoning Text Amendment/Use Permit

PROJECT DESCRIPTION

The applicant proposes to convert the former 69,000 sq. ft. beer distributing warehouse into an indoor multi-sport and recreation complex that will include three indoor sports fields, an athletic training area, a sports themed café/food service area, an arcade area, two group party rooms, offices, and a San Mateo County Sheriff's Community Policing Unit on a 3.5-acre parcel located at the corner of Edison Way and 5th Avenue in the unincorporated North Fair Oaks area. The existing 3,000 sq. ft. detached maintenance building located in the northwest corner of the parcel will remain; however, future plans include converting the maintenance building into an indoor sporting area. The proposed project includes providing 124 on-site parking spaces and utilization of the existing buildings with no new expansion of building footprint. The project site is located among a row of parcels (adjacent to the railroad tracks) zoned M-1/Edison/NFO (Light Industrial/Edison/North Fair Oaks). Surrounding development includes railroad tracks to the adjacent north with residential development beyond, a trailer hitch business and lumber yard to the west, office and educational uses to the east (across 5th Avenue), and residential development to the south (across Edison Way).

Required Planning Permits

The M-1/Edison/NFO (Light Industrial/Edison/North Fair Oaks) Zoning District currently does not allow for indoor sports and/or recreational facilities. Therefore, the applicant has applied for a Zoning Text Amendment to allow this type of use, as a discretionary use requiring a Use Permit, within the existing Light Industrial/Edison/North Fair Oaks (M-1/Edison/NFO) Zoning District. The M-1/Edison/NFO Zoning District is specific to the row of parcels, including the project parcel, located between 2nd Avenue and 12th Avenue in the unincorporated North Fair Oaks area. If the Zoning Text Amendment were approved, the indoor sports and recreational facilities use would be added to the M-1/Edison/NFO Zoning District's list of uses (Section 6277.2 and 6277.3) allowed with a Use Permit. Future projects proposed under this use would be considered separately on a case-by-case basis in order to consider the project's respective impacts on the surrounding neighborhood, with the required finding that the use would not be detrimental to the public welfare or injurious to property or improvements in the neighborhood, and that the use is necessary for the public health, safety, convenience or welfare of the community.

The proposed text amendment would be similar to the Indoor Exercise and Leisure Facilities use allowed in the C-2/NFO (General Commercial/North Fair Oaks) and M-1/NFO (Light Industrial/North Fair Oaks) Zoning Districts, and would read as follows:

ANSWERS TO QUESTIONS

File No. PLN 2011-00070

Page 2

Indoor Exercise and Leisure Facilities

Enclosed facilities used for active recreation including exercise and athletic clubs, bowling alleys, skating rinks, billiard halls, dance halls and academies, or similar uses.

In conjunction with the Zoning Text Amendment, the applicant is requesting a Use Permit to convert the former beer distribution site into an indoor sports and recreational facility, as detailed in the Project Description above.

ANSWERS TO QUESTIONS

1. LAND SUITABILITY AND GEOLOGY

- a. **Will (or could) this project involve a unique landform or biological area, such as beaches, sand dunes, marshes, tidelands, or San Francisco Bay?**

No Impact. The project does not involve a unique landform or biological area.

- b. **Will (or could) this project involve construction on slope of 15% or greater?**

No Impact. The project does not involve construction on slopes of 15% or greater.

- c. **Will (or could) this project be located in an area of soil instability (subsidence, landslide or severe erosion)?**

No Impact. The parcel has been designated as an area with Landslide Susceptibility I based on information gathered from the U.S. Geological Survey. Such areas have the lowest susceptibility to soil instability and a decreased potential for occurrences of a landslide. Furthermore, the proposed project site is located within a flat, urbanized area.

- d. **Will (or could) this project be located on, or adjacent to a known earthquake fault?**

Yes, Not Significant. The entire San Francisco Bay Area is located within the San Andreas Fault Zone. An earthquake on this fault could affect the proposed project. However, any tenant improvements necessary to accommodate the proposed project will be required to comply with current building codes and standards, thus minimizing any potential significant impact.

- e. **Will (or could) this project involve Class I or Class II Agriculture Soils and Class III Soils rated good or very good for artichokes or Brussels sprouts?**

ANSWERS TO QUESTIONS

File No. PLN-2011-00070

Page 3

No Impact. The proposed project is located on a developed parcel in the urbanized North Fair Oaks community. The project does not involve lands with Class I, Class II, or Class III Soils.

f. Will (or could) this project cause erosion or siltation?

Yes, Not Significant. The project involves converting an existing warehouse into an indoor sports facility. No expansion of building footprint is proposed. Although ground disturbance (of already developed area) is expected for the installation of light poles around the parking lot area and upgrade of the entrance area of the building, it will be minimal in nature and is not expected to have a significant impact.

g. Will (or could) this project result in damage to soil capability or loss of agricultural land?

No Impact. The project site is located on a developed parcel within an urbanized community and will not result in the damage to soil capability or loss of agricultural land.

h. Will (or could) this project be located within a flood hazard area?

No Impact. The project site is located within Flood Zone C as defined by FEMA, which is an area of minimal potential flooding.

i. Will (or could) this project be located in an area where a high water table may adversely affect land use?

No Impact. There is no indication of the presence of a high water table in this area.

j. Will (or could) this project affect a natural drainage channel or streambed, or watercourse?

No Impact. The project site is not located near any natural drainage channels, streambeds, or watercourses.

2. VEGETATION AND WILDLIFE

a. Will (or could) this project affect federal or state listed rare or endangered species of plant life in the project area?

No Impact. The project site is not located within or adjacent to a sensitive plant habitat, as determined by review of the California Natural Diversity Database (CNDDB).

ANSWERS TO QUESTIONS

File No. PLN-2011-00070

Page 4

- b. **Will (or could) this project involve cutting of heritage or significant trees as defined in the County Heritage Tree and Significant Tree Ordinance?**

No Impact. No tree removal or tree topping is proposed or required as part of this project.

- c. **Will (or could) this project be adjacent to or include a habitat food source, water source, nesting place or breeding place for a federal or state listed rare or endangered wildlife species?**

No Impact. The project site is not located within or adjacent to a special status species, as determined by review of the California Natural Diversity Database (CNDDB).

- d. **Will (or could) this project significantly affect fish, wildlife, reptiles, or plant life?**

No Impact. As previously mentioned, a search of the California Natural Diversity Database was conducted and no special status species of plant or animal was found to occur in the area. Therefore, the project will not have a significant affect on fish, wildlife, reptiles, or plant life.

- e. **Will (or could) this project be located inside or within 200 feet of a marine or wildlife reserve?**

No Impact. The proposed project is not located within 200 feet of a marine or wildlife reserve.

- f. **Will (or could) this project infringe on any sensitive habitats?**

No Impact. The project is located on a developed parcel and is not located within an area identified to have any sensitive habitats.

- g. **Will (or could) this project involve clearing land that is 5,000 sq. ft. or greater (1,000 sq. ft. within a County Scenic Corridor), that has slopes greater than 20% or that is in a sensitive habitat or buffer zone?**

No Impact. No land clearing is required as part of this project and the project site is not located in an area with slopes greater than 20%, or in a sensitive habitat or buffer zone.

3. PHYSICAL RESOURCES

- a. **Will (or could) this project result in the removal of a natural resource for commercial purposes (including rock, sand, gravel, oil, trees, minerals or topsoil)?**

No Impact. The project site is not used for, or identified as, a source of natural resources for commercial purposes.

- b. **Will (or could) this project involve grading in excess of 150 cubic yards?**

No Impact. The proposed project does not involve grading in excess of 150 cubic yards as the project site is already developed and minimal exterior site improvements are proposed.

- c. **Will (or could) this project involve lands currently protected under the Williamson Act (agricultural preserve) or an Open Space Easement?**

No Impact. The project site is not protected under the Williamson Act or an Open Space Easement.

- d. **Will (or could) this project affect any existing or potential agricultural uses?**

No Impact. The project site is located in an urbanized community with no existing agricultural uses in the area; thus, the project will have no impact on any existing or potential agricultural uses.

4. AIR QUALITY, WATER QUALITY, SONIC

- a. **Will (or could) this project generate pollutants (hydrocarbon, thermal odor, dust or smoke particulates, radiation, etc.) that will violate existing standards of air quality on-site or in the surrounding area?**

Yes, Not Significant. The project may generate a small amount of dust; however, any exterior site work and impact would be minimal.

- b. **Will (or could) this project involve the burning of any material, including brush, trees and construction materials?**

No Impact. The project does not involve the burning of any material.

- c. **Will (or could) this project be expected to result in the generation of noise levels in excess of those currently existing in the area, after construction?**

ANSWERS TO QUESTIONS

File-No. PLN-2011-00070

Page 6

Yes, Significant Unless Mitigated. While former use of the project site as a beer distribution warehouse generated increased noise levels in the area, that use has been discontinued since August 2010.

Activities related to the proposed sports and recreational facility will be conducted within the confines of the existing enclosed building, which will help reduce noise produced within the building. Nonetheless, the overall use of the project site as an indoor sports and recreational facility will generate increased noise levels in excess of those currently existing in the area due to the generation of visitors to the site. Proposed business hours are from 9:00 a.m. to midnight on weekdays (Monday through Friday), 9:00 a.m. to 10:00 p.m. on Saturdays, and 9:00 a.m. to 9:00 p.m. on Sundays. The proposed closing times above are when the last games would be allowed to start and games are expected to run 45 minutes. Although the project site is located within a Light Industrial Zoning District and adjacent to railroad tracks, the site is across the street from a single-family residential area where increased noise levels, particularly during the evenings and weekends could impact surrounding residents, particularly when people arrive and depart from the parking lot during evening hours. In order to minimize noise impacts to surrounding neighbors, the following mitigation measures are recommended:

Mitigation Measure 1: The hours of operation for visitors to the sports facility shall be no earlier than 9:00 a.m. and all visitors shall be vacated from the premises by 10:00 p.m. on any given day.

Mitigation Measure 2: 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.

Mitigation Measure 3: Landscaping shall be installed and/or maintained throughout the life of the use along the public right-of-ways (i.e., Edison Way and 5th Avenue) to the parking lot to provide added buffering from surrounding neighbors. Field verification of landscaping shall be completed by the Planning Department prior to final Planning approval of the issued building permit.

Mitigation Measure 4: 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.

Mitigation Measure 5: 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.

ANSWERS TO QUESTIONS

File No. PLN 2011-00070

Page 7

Mitigation Measure 6: 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.

Mitigation Measure 7: 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.

Mitigation Measure 8: 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 shall be at the north parking lot area, the north driveway (farthest from 5th Avenue), and the south driveway (closest to 5th Avenue).

Mitigation Measure 9: 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 the building permit final.

- d. **Will (or could) this project involve the application, use or disposal of potentially hazardous materials, including pesticides, herbicides, other toxic substances, or radioactive material?**

No Impact. The project does not involve the application, use or disposal of potentially hazardous materials.

- e. **Will (or could) this project be subject to noise levels in excess of levels determined appropriate according to the County Noise Ordinance or other standard?**

No Impact. Noise levels in the area would not have an impact on the proposed indoor sports and recreational facility.

- f. **Will (or could) this project generate noise levels in excess of levels determined appropriate according to the County Noise Ordinance standard?**

ANSWERS TO QUESTIONS

File No. PLN 2011-00070

Page 8

Yes, Significant Unless Mitigated. In addition to Section 4.c above, during construction activities, increased noise levels could be generated. However, noise sources associated with demolition, construction or grading of any real property are exempt from the County Noise Ordinance provided these activities occur during designated time frames. Therefore, the following mitigation measure is proposed:

Mitigation Measure 10: 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.

- g. Will (or could) this project generate polluted or increased surface water runoff or affect groundwater resources?**

Yes, Significant Unless Mitigated. The applicant is proposing to establish a new use on the 3.5-acre parcel by utilizing the site's existing development. While minimal site improvements are proposed, no significant new construction is required that would result in an increase of impermeable surface area. Additionally, the topography of the parcel is flat and includes a paved parking lot, two buildings, and perimeter landscaping. Although no new impervious surface area will be created, and no significant impact is expected, the following mitigation is recommended to ensure that exterior site improvements minimize any polluted surface water runoff:

Mitigation Measure 11: 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.

ANSWERS TO QUESTIONS

File No. PLN-2011-00070

Page 9

- e. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

- h. **Will (or could) this project require installation of a septic tank/leachfield sewage disposal system or require hookup to an existing collection system which is at or over capacity?**

No Impact. The project will not require the installation of a septic tank/leachfield sewage disposal system or require a new hookup to an existing collection system. The project site is served by the Fair Oaks Sewer Maintenance District and a project referral was sent to the District for review/comment. The District has provided conditional approval of the planning permit subject to review of plans under the associated building permit.

5. TRANSPORTATION

- a. **Will (or could) this project affect access to commercial establishments, schools, parks, etc.?**

Yes, Not Significant. The project site is located on a privately owned parcel at the corner of Edison Way and 5th Avenue with two access points to the site along Edison Way. The parcel is located along a row of parcels adjacent to the railroad tracks that are zoned for light industrial uses. Fair Oaks Elementary School is located three blocks northwest of the project site and established commercial corridors and centers are located along Middlefield Road, south of the project site, and Spring Street and Bay Road, north of the project site. Additionally, Sequoia Union School District is constructing an alternative school 1-1/2 blocks south of the project site. While the proposed project will generate traffic to the area, a traffic study prepared by Kimley-Horn and Associates, Inc., has studied the pre-project traffic conditions and post-project traffic conditions in the area and determined that any increased traffic from the proposed use would not constitute a significant impact; therefore, no mitigation is necessary.

- b. **Will (or could) this project cause noticeable increase in pedestrian traffic or a change in pedestrian patterns?**

Yes, Not Significant. The indoor multi-sports and recreational facility is being proposed to fill a gap in sports and recreational amenities in the surrounding community and area at large. There are more than 16,000 people living within the North Fair Oaks (NFO) area, and only 2 small parks/playgrounds in the 1.2 square mile Community, with sports fields and basketball court facilities at Hoover Park (west of the NFO Community, in Redwood City), Taft Elementary (north of the Community, in Redwood City), and Garfield Charter School (south end of the Community, within the unincorporated NFO boundary); all outdoor amenities and facilities.

ANSWERS TO QUESTIONS

File No. PLN-2011-00070

Page 10

The area surrounding the project site is a densely developed urban area that includes improved sidewalks that could provide an option for visitors and/or employees to walk to the project site from nearby transit stops (along North Fair Oaks Avenue, Bay Road and Middlefield Road) and the adjacent residential neighborhoods. However, the adjacent Southern Pacific Railroad north of the project site and the busier thoroughfares of Middlefield Road, south of the project site and Marsh Road, east of the project site may impede some pedestrian traffic to the area. Thus, it is expected that existing infrastructure and facilities in the area would support any increase in pedestrian traffic to the project site; thus, no mitigation is necessary.

c. Will (or could) this project result in noticeable changes in vehicular traffic patterns or volumes (including bicycles)?

Yes, Significant Unless Mitigated. The proposed project will result in an increase in vehicular traffic to the project site and to the surrounding community, despite the alternative options of nearby transit services and existing sidewalk amenities for pedestrian access. It is assumed that many visitors and/or employees will choose to drive, or ride their bike, to the project site for any given visit.

A traffic study prepared by Kimley-Horn and Associates, Inc., (KHA) calculated the project's trip generation based on the Institute of Transportation Engineer's (ITE's) Trip Generation 8th Edition land use category, Recreational Community Center¹. In general, trip generations for a project are typically estimated between the hours of 7:00-9:00 a.m. (AM peak) and 4:00-6:00 p.m. (PM peak). Since the proposed project is not expected to be open during the AM peak time, only trip generation for the PM peak period was calculated. The ITE's PM peak trip generation rate for a recreational community center land use is 1.45 trips per 1,000 square feet gross floor area. The trip generation rates include all anticipated trips associated with the project operation, including customer and employee trips. KHA concluded that the proposed project use will generate 101 PM peak trips. Additionally, KHA calculated the former use as a beer distribution center to have generated a total passenger car equivalency of 68 PM peak trips²; thus, resulting in a new (net) vehicle trip generation of 33 trips during the PM peak time.

KHA's traffic study included quantitative analysis of off-site impacts of the following scenarios: existing conditions, existing with project, existing with approved projects,

¹ According to the ITE, "Recreational community centers are stand alone public facilities similar to and including YMCAs. These facilities often include classes and clubs for adults and children; a day care or nursery school; meeting rooms; swimming pools and whirlpools; saunas; tennis, racquetball, handball, basketball, and volleyball courts; outdoor athletic fields/courts; exercise classes; weightlifting and gymnastics equipment; locker rooms; and a restaurant or snack bar. Public access is typically allowed, but a fee may be charged."

² Former use of the site as a beer distribution center is used as the established baseline, since any land use allowed under a Zoning District (i.e., not subject to discretionary review) is assumed to generate a certain amount of traffic that is absorbed into the established zoning of the land.

ANSWERS TO QUESTIONS

File No. PLN 2011-00070

Page 11

and cumulative conditions (existing + approved + project). In addition, a total of 11 intersections (1 within the City of Redwood City jurisdiction and 10 within the County of San Mateo jurisdiction) within the North Fair Oaks Community were evaluated based on their location to the project site, these study intersections included:

- Bay Road/2nd Avenue (Redwood City Jurisdiction)
- Bay Road/5th Avenue
- Edison Way/2nd Avenue
- Edison Way/5th Avenue
- Middlefield Road/2nd Avenue
- Middlefield Road/5th Avenue
- Edison Way/South Driveway
- Edison Way/North Driveway
- Sprint Street/5th Avenue
- Fair Oaks Avenue/Edison Way
- Fair Oaks Avenue/Marsh Road

Furthermore, weeklong volumes on the roadways between the study intersections closest to the project site (2nd Avenue, 5th Avenue, and Edison Way) were reviewed.

Upon the consideration of cumulative conditions, the subject traffic study concludes that the impacted intersections related to the proposed indoor sports and recreational facility will not exceed the thresholds of significant, as there are no County intersections that are subject to an increase in Volume-to-Capacity (V/C) of 0.02 and degradation of Level of Service (LOS) from an acceptable to an unacceptable level as a result of the project traffic,³ and there are no City intersections that are subject to an increase in delay of 5 seconds and degradation of LOS from an acceptable to an unacceptable level as a result of the project traffic.

Additionally, it is expected that the project may result in visitors and/or employees choosing to bicycle to the project site. According to KHA, American Community Survey data suggests that 4.8% of customers or workers are anticipated to walk or bicycle to the project, which represents approximately 5 people during the weekday PM peak periods. Although there is currently no existing dedicated bicycle lanes within the project area, bicyclists may utilize the neighborhood roadways. Any anticipated increase in bicycle transit associated with the proposed project is not expected to be significant.

³ The study found three intersections, Middlefield Road and 2nd Avenue, Middlefield Road and 5th Avenue, and Fair Oaks Avenue and Marsh Road, which do not currently satisfy the acceptable level of traffic operation for the County.

ANSWERS TO QUESTIONS

File No. PLN 2011-00070

Page 12

To minimize any potential traffic congestion from vehicles visiting the project site, the following mitigation measures are recommended:

Mitigation Measure 12: 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 the building permit final.

Mitigation Measure 13: The applicant shall encourage visitors to carpool and/or use alternative modes of transportation to the project site.

- d. **Will (or could) this project involve the use of off-road vehicles of any kind (such as trail bikes)?**

No Impact. The project does not involve the use of off-road vehicles.

- e. **Will (or could) this project result in or increase traffic hazards?**

Yes, Not Significant. Due to an anticipated increase in traffic to the area, increased traffic hazards are expected. Of the 11 critical intersections studied by Kimley-Horn and Associates, Inc., (KHA) 5 of the intersections are controlled by a 4-way stop (Bay Road/2nd Avenue, Bay Road/5th Avenue, Edison Way/2nd Avenue, Edison Way/5th Avenue, and Spring Street/5th Avenue), 5 of the intersections are controlled by a 2-way stop (Middlefield Road/2nd Avenue, Edison Way/South Driveway, Edison Way/North Driveway, Fair Oaks Avenue/Edison Way, and Fair Oaks Avenue/Marsh Road), and 1 intersection by a 4-way traffic signal light (Middlefield Road/5th Avenue). It is common for traffic at signals and stop signs to form lines of queued vehicles. Queued traffic can create a hazard if cars exceed the turn pocket lengths. KHA studied this potential impact using the criteria that a significant impact would occur if the queue extends beyond a turn pocket by 25 feet⁴ or more, or where the project contributes 25 feet or more to a queue which extends beyond the turn pocket under pre-project conditions. The queuing analysis concluded that there would be no instances where queuing in any dedicated turn lane would exceed the storage limits of the turn pockets. KHA also studied the expected on-site circulation and queuing for the project and found no significant impacts to on-site parking, maneuvering, or circulation.

- f. **Will (or could) this project provide for alternative transportation amenities such as bike racks?**

⁴ A typical vehicle length of 25 feet was used in the queuing analysis.

Yes, Not Significant. The applicant is proposing to install bike racks, to accommodate a total of 16 bikes, at the entrance to the proposed facility. Previous practice in large-scale projects has been to require a 1:10 ratio of bike parking spaces to number of car parking spaces that would be required. Based on the size and various elements of this particular type of use, and in accordance with the San Mateo County Parking Regulations, a total of 112 on-site vehicle parking spaces are required (including future conversion of the existing 3,000 sq. ft. detached maintenance building into additional recreational sporting use). Therefore, the proposal of 16 bike spaces is not only consistent with, but exceeds, previous practices regarding alternative transportation amenities.

In addition, given the former site's use as a beer distributing warehouse included semi-truck deliveries to the project site, it is expected that existing site access would be able to support any potential bus related visits, which may be expected for prescheduled team visits. While there will be no exclusive designated bus parking areas on-site, there are areas in the proposed parking lot that could accommodate bus sized vehicles since the proposed on-site parking stalls exceed the number of on-site parking stalls required. It will be the applicant's responsibility to ensure that proper scheduling and management of the parking lot and vehicle visitors are accommodated on-site.

- g. **Will (or could) this project generate traffic which will adversely affect the traffic carrying capacity of any roadway?**

Yes, Not Significant. See Section 5a-5c above.

6. LAND USE AND GENERAL PLANS

- a. **Will (or could) this project result in the congregating of more than 50 people on a regular basis?**

Yes, Significant Unless Mitigated. The proposed project is expected to result in the congregation of more than 50 people on a regular basis. Maximum occupancy of the facility at any given time is anticipated to be between 100-300 people (including players, spectators, and staff). During anticipated peak league hours (4:00 p.m. to midnight on weekdays and 10:00 a.m. to 5:00 p.m. on weekends), expected occupancy is between 100-150 people. Maximum occupancy of the facility during non-peak hours is expected to be no more than 100 people. Included in these estimates is use of the sports café (maximum seating capacity of 69) and two party rooms (300 sq. ft. each), with a maximum capacity of 20 people each.

Maximum use/occupancy of the future converted maintenance building (north-west corner of parcel) into additional indoor recreational use (e.g., indoor pool, baseball/softball training center, cheerleading, and/or gymnastics) is anticipated to

ANSWERS TO QUESTIONS

File No. PLN 2011-00070

Page 14

be 20-30 people, including spectators. The hours of usage are anticipated to be equal to, or more restricted than, the primary facility.

In addition, the San Mateo County Sheriff's Department will utilize 1,728 sq. ft. of existing office space within the main building as a Community Policing Unit primarily for administrative office purposes for several of their programs. The Unit will consist of approximately 15-20 staff with office hours from 9:00 a.m. to 5:00 p.m. Monday through Friday, while deputies would be on-site from 7:00 a.m. to 5:00 p.m. four days a week; no weekend activity or use is planned at the current time. While most of the Sheriff's programs take place at other locations, the space may infrequently be used for Sheriff's programs such as Community Dialogues, Parenting Classes, Citizen Police Academy, workshops and board meetings, however, any such programs would be pre-arranged.

In accordance with the County Parking Regulations, the project requires 111 on-site parking spaces. The applicants are proposing 124 on-site parking spaces on the premises, which accounts for the main sports facility, sports café, arcade/party rooms, office areas, and future conversion of the detached maintenance building into indoor sporting use.

It is not necessarily expected that players and/or spectators would leave immediately after their game(s), given there will be an on-site sports café for use by visitors either before and/or after a game. In addition, the applicant will be pursuing a liquor license from the California Department of Alcohol and Beverage Control (ABC) for the on-site sale and consumption of beer and wine. Given the surrounding residential neighborhood and potential increase in people to the surrounding residential area generated from the proposed project, especially during the evening hours and weekends, the following mitigation measures are proposed in addition to mitigation measures 1 through 10 above:

Mitigation Measure 14: 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.

Mitigation Measure 15: Planning verification shall be required to ensure that all approved on-site parking, including striping, has been completed prior to building permit final.

Mitigation Measure 16: Any licensed alcohol sales and consumption 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 staff.

- b. Will (or could) this project result in the introduction of activities not currently found within the community?**

Yes, Not Significant. The project will introduce an indoor multi-sport complex into the North Fair Oaks (NFO) Community, a use that is not otherwise found in the community. In recent studies of the NFO community, conducted as part of the County updates to the Community Plan, it has been determined that the area overall largely lacks recreational and sports facilities, parks, and playgrounds when compared to the surrounding incorporated cities. There are only two existing (known) indoor sports/recreational facilities in the near vicinity of the proposed multi-sport complex, both of which are limited in activities. The proposed indoor facility will offer a diverse range of year round activities including youth and adult soccer, lacrosse, flag football, basketball, volleyball leagues, gymnastics, dance programs, personal training, sports camps and clinics, and the Lil' Kickers Program.

Aside from the surrounding residential neighborhood, the project parcel is among a row of parcels, fronting Edison Way (and backing up to the Southern Pacific Railroad tracks) zoned M-1/Edison/NFO (Light Industrial) which allows light manufacturing, medical and professional offices, and research and development land uses. The adjacent properties to the west (within the M-1/Edison/NFO District) include a hitch and towing manufacturer, and an office complex. Furthermore, adjacent properties to the east (across 5th Avenue and also within the M-1/Edison/NFO District) include three early childhood/youth educational based facilities and office complexes for manufacturing, research, and development based businesses.

While the proposed multi-sports and recreational facility will offer year round activities that are not currently provided in the community, the sports and recreational activities proposed within the facility are no different than what would be offered in any public park, community or school gymnasium or center. As previously discussed in Section 6.a, the use is expected to introduce increased traffic, noise, and security concerns into the otherwise predominately residential neighborhood and community. Therefore, Mitigation Measures 1 through 9 and 12 through 16 are proposed to minimize any potential noise, parking, and security impacts.

- c. Will (or could) this project employ equipment which could interfere with existing communication and/or defense systems?**

No Impact. The proposed project would not employ equipment that could interfere with existing communication and/or defense systems.

ANSWERS TO QUESTIONS

File No. PLN-2011-00070

Page 16

- d. **Will (or could) this project result in any changes in land use, either on or off the project site?**

Yes, Not Significant. As previously discussed, the existing developed site was previously used as a beer distribution facility. The proposed project would result in a change in land use with the introduction of an indoor multi-sports and recreational facility within the M-1/Edison/NFO Zoning District (Light Industrial/Edison/North Fair Oaks), a district that does not currently allow for such uses. Thus, the applicant is concurrently requesting a Zoning Text Amendment to the existing M-1/Edison/NFO District to allow for such uses (indoor sports and recreational facilities) subject to the issuance of a Use Permit. The subject zoning district is specific to the row of parcels fronting Edison Way, including the project parcel, located between 2nd Avenue and 12th Avenue in the unincorporated North Fair Oaks area. While the requested Zoning Text Amendment would allow the option for any appropriately zoned parcel to pursue redevelopment to an indoor sports and recreational facility, such a request would require the County's discretionary review and approval of a Use Permit to ensure the use is not detrimental to the public welfare or injurious to property or improvements in the neighborhood, and that it is necessary for the public health, safety, convenience or welfare of the community.

- e. **Will (or could) this project serve to encourage off-site development of presently undeveloped areas or increase development intensity of already developed areas (examples include the introduction of new or expanded public utilities, new industry, commercial facilities or recreation activities)?**

Yes, Not Significant. The proposed project is located within a highly urbanized community and will not encourage the off-site development of any presently undeveloped areas. While the intent and purpose of the proposed project is to provide year round sports and recreational activities that neither presently exist nor are anticipated to be developed in this neighborhood, the applicant is requesting a Zoning Text Amendment to allow indoor sports and recreational facilities within the M-1/Edison/NFO Zoning District, a district that encompasses 14 developed/utilized parcels along Edison Way, between 2nd Avenue and 12th Avenue. Approval of the proposed Zoning Text Amendment would allow any of the existing zoned parcels to pursue converting existing warehouses, manufacturing facilities, or office complexes along Edison Way into a more intense use as an indoor sports and recreational facility. However, such a proposal would be subject to discretionary review and approval of a Use Permit by the County to ensure that the intensification would not be detrimental to the public welfare or injurious to property or improvements in the neighborhood, and that it is necessary for the public health, safety, convenience or welfare of the community. Therefore, no additional mitigation is necessary.

- f. **Will (or could) this project adversely affect the capacity of any public facilities (streets, highways, freeways, public transit, schools, parks, police, fire, hospitals),**

ANSWERS TO QUESTIONS

File-No. PLN-2011-00070

Page 17

public utilities (electrical, water and gas supply lines, sewage and storm drain discharge lines, sanitary landfills) or public works serving the site?

No Impact. The proposed project would not adversely affect the capacity of any public facility or utility. Referrals have been sent to affected agencies and all agencies have provided conditional approvals for the project. In addition, the facility will provide office space to the San Mateo County Sheriff's Department to operate a Community Policing Unit primarily for administrative office purposes for several of their programs. Therefore, there is no expected adverse impact to the capacity of any public facilities or utilities.

- g. Will (or could) this project generate any demands that will cause a public facility or utility to reach or exceed its capacity?**

No Impact. The project site is served by (and its new use will be able to connect to) existing utilities including municipal water and sewer. The project has been reviewed by the California Water Service Company and North Fair Oaks Sewer Maintenance District, who have provided conditional approvals. In addition, while the proposed use will generate additional traffic, a traffic study prepared by Kimley-Horn and Associates, Inc., has concluded that any increase in traffic would not be significant, see Section 5 above.

- h. Will (or could) this project be adjacent to or within 500 feet of an existing or planned public facility?**

No Impact. The project site is not located adjacent to, or within, 500 feet of an existing or planned public facility.

- i. Will (or could) this project create significant amounts of solid waste or litter?**

Yes, Not Significant. The proposed project is expected to generate increased amounts of solid waste and litter given the number of people that could potentially use the facility on any given day and due to the sports café element and party rooms; however, any increase is not expected to be significant. Facility staff will be responsible for ensuring that any litter or solid waste is properly disposed of and picked up on a regular basis.

- j. Will (or could) this project substantially increase fossil fuel consumption (electricity, oil, natural gas, coal, etc.)?**

No Impact. The proposed project would not substantially increase fossil fuel consumption, as the building has been recently upgraded and any proposed tenant improvements would be required to comply with the all San Mateo County Building Codes, including energy efficiency standards.

ANSWERS TO QUESTIONS

File-No. PLN-2011-00070

Page 18

- k. **Will (or could) this project require an amendment to or exception from adopted general plans, specific plans, or community policies or goals?**

Yes, Not Significant. The proposed project requires the approval of a Zoning Text Amendment to the M-1/Edison/NFO (Light Industrial/Edison/North Fair Oaks) District to allow indoor sports and recreational uses within the zoning district. The proposed text amendment will provide an opportunity to establish year round sporting and recreational programs for people of all ages in a densely developed community that currently lacks adequate sports and recreational amenities. According to recent studies of the NFO community, conducted as part of the County updates to the Community Plan, the population in the community is expected to grow by 11% over the next 20 years, thus the demand for parks and recreational type uses will continue to rise. In addition, the proposed text amendment supports the intent of the North Fair Oaks Community Plan and pending update for encouraging parks, open space, and recreational areas by providing property owners further opportunity to increase/expand the limited recreational resources offered within the community.

- l. **Will (or could) this project involve a change of zoning?**

No Impact. The proposed project does not include or require a change in zoning, however, will require a Zoning Text Amendment to the existing M-1/Edison/NFO Zoning District, as discussed further in Section 6.k above.

- m. **Will (or could) this project require the relocation of people or businesses?**

No Impact. The proposal would not require the relocation of people or businesses.

- n. **Will (or could) this project reduce the supply of low-income housing?**

No Impact. The proposed project does not include or replace the supply of any low-income housing.

- o. **Will (or could) this project result in possible interference with an emergency response plan or emergency evacuation plan?**

No Impact. The proposed project would not interfere with any emergency response or evacuation plans.

- p. **Will (or could) this project result in creation of or exposure to a potential health hazard?**

No Impact. The proposed project does not involve any activities that will result in the creation of or exposure to a potential health hazard.

ANSWERS TO QUESTIONS

File-No. PLN 2011-00070

Page 19

7. AESTHETIC, CULTURAL AND HISTORIC

- a. **Will (or could) this project be adjacent to a designated Scenic Highway or within a State or County Scenic Corridor?**

No Impact. The project site is not located adjacent to a designated Scenic Highway or within a State or County Scenic Corridor.

- b. **Will (or could) this project obstruct scenic views from existing residential areas, public lands, public water body, or roads?**

No Impact. The proposed project is located adjacent to the Southern Pacific Railroad tracks and within a densely developed residential area where the topography throughout is relatively flat. Given this, there are no scenic views from this area to be impacted by the project.

- c. **Will (or could) this project involve the construction of buildings or structures in excess of three stories or 36 feet in height?**

No Impact. The proposed project will utilize the existing 69,000 sq. ft. warehouse with future use of the existing 3,000 sq. ft. detached maintenance building; the height of these buildings do not exceed 30 feet.

- d. **Will (or could) this project directly or indirectly affect historical or archaeological resources on or near the site?**

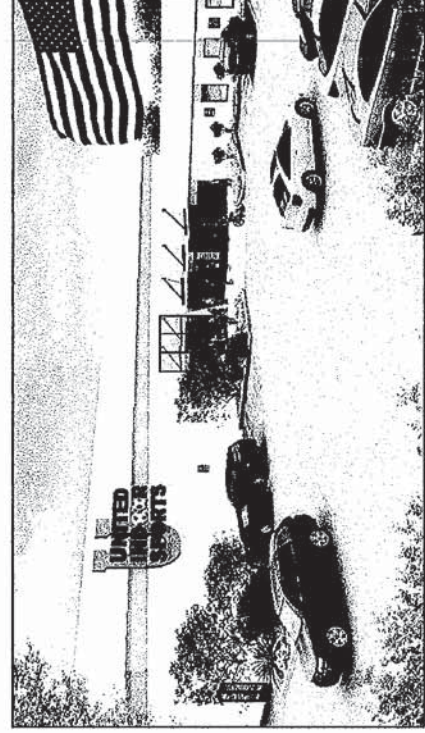
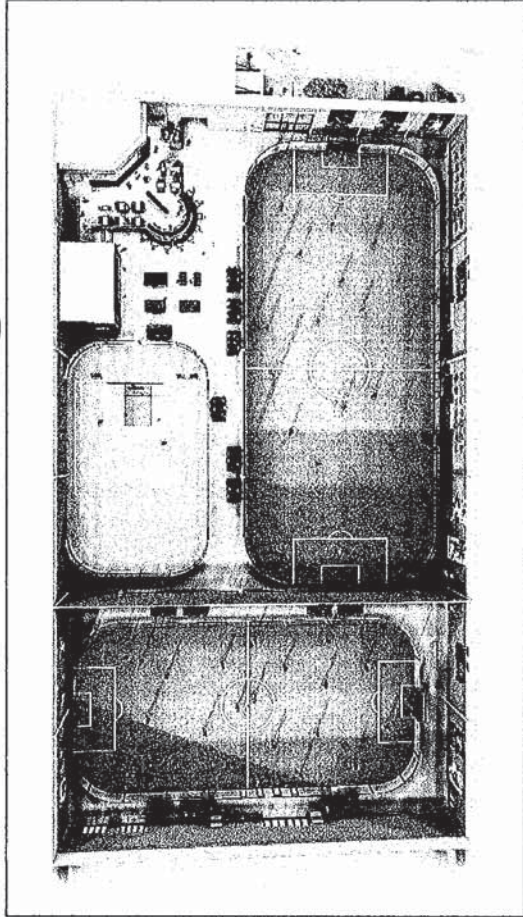
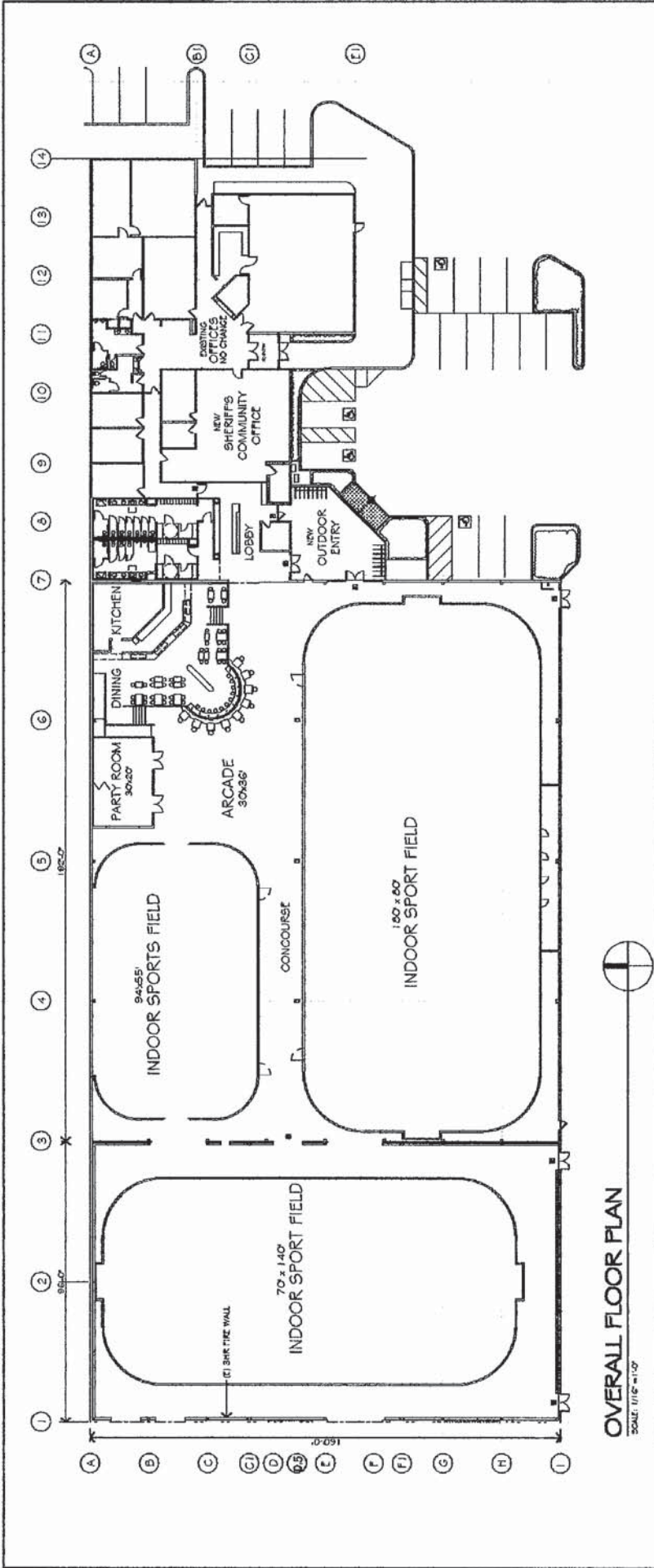
No Impact. There are no known historical or archaeological resources on or near the site. Furthermore, the project will utilize existing on-site development.

- e. **Will (or could) this project visually intrude into an area having natural scenic qualities?**

No Impact. The area for which this project is proposed does not have any natural scenic qualities due to the density of development and flat topography.

Attachments

- A. Vicinity/Zoning Map
- B. Site Plan
- C. Floor Plan
- D. Traffic Study by Kimley-Horn and Associates, Inc., dated September 12, 2011. Please note that due to the size of this document, it has been posted under the "Pending Projects/EIR" box at: <http://www.co.sanmateo.ca.us/portal/site/planning>.





County of San Mateo - Planning and Building Department

ATTACHMENT H



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

March 8, 2011

Marcus Maita
 3151 Edison Way
 Redwood City, CA 94063

PROJECT FILE

Dear Mr. Maita:

SUBJECT: Summary of comments and questions received at the Public Workshop held on February 23, 2011, regarding a Zoning Text Amendment to the M-1/Edison/NFO (Light Industrial/Edison/North Fair Oaks) District to allow for indoor recreation and leisure facilities. The project would include converting a former beer distribution warehouse into an indoor multi-sport and recreational center located at 3151 Edison Way in the Unincorporated North Fair Oaks Area of San Mateo County; APN 060-041-100 (County File Number PLN 2011-00015)

Thank you for your participation in the public workshop. The information and comments exchanged were necessary to understand the concerns from the surrounding community. The purpose of this letter is to summarize the comments received at the workshop and includes comments received from other reviewing agencies.

Key Comments and Concerns from the Community

- What is the intended capacity/occupancy of the building and proposed party rooms?

The applicant responded that while the building's maximum capacity is based on an "Assembly" building code occupancy classification and is estimated to be around 2,000 occupants, the intended occupancy is much less given the self-limiting uses proposed. The two proposed party rooms are estimated to hold approximately 20 people.

- Will the facility play music?

The applicant responded that music would be limited to background music only.

- Will alcohol be served? What kind of permit approval is required to allow alcohol to be served?

The applicant responded that beer and wine service (for on-site consumption) would be proposed and limited to the food service area; patrons would not be allowed to walk around the facility with alcoholic beverages. Furthermore, the County responded that a license from Alcohol Beverage Control would be required for the applicant to serve beer and wine. The North Fair Oaks area is over-concentrated with alcohol licenses, thus an application would be expected to require a public convenience and necessity (PCN) determination by the San Mateo County Board of Supervisors and would be referred to the North Fair Oaks Community Council as part of the PCN determination process.

- Concern was raised by members of the public regarding lighting impacts to neighbors versus the need for adequate lighting for safety purposes.

The applicant responded that lighting could be added to the parking lot area for security purposes. In addition, County staff responded that lighting conditions are typical for a Use Permit and can be as detailed as requiring design manufacturers' "cut sheets" to show what type of light shielding will be used to ensure down lighting and minimal impact to neighboring properties. There may also be alternative options such as timed lighting systems that dim lighting during certain set times (i.e., when the facility is closed) to help minimize impacts to neighbors during the evening and night hours. Staff would further suggest that all outdoor lighting be designed such that, except those lights necessary for adequate security, be turned off (not just dimmed) when the facility is closed.

- Will on-site parking be sufficient for intended use and occupancy?

The applicant responded that there is ample room on-site to meet parking needs. While a total of 91 on-site parking spaces are shown on the tentative project plans, the applicant indicated that up to 130 may be available and that parking is not expected to spill over onto the streets. Staff will be asking the applicant to provide a reasonable expectation for the maximum number of all facility participants (and staff) that could be present at any given time.

- What are the intended hours of operation? Could hours of operation change at any time?

The applicant responded that intended hours of operation are 11:00 a.m. - 11:00 p.m. on weekdays and 8:00 a.m. - 11:00 p.m. on weekends. The applicant further clarified that the close time of 11:00 p.m. is when the doors would close for anyone to enter the facility and would be the last game starting time. Games are typically 45 minutes and the applicant expects the last game would end about 11:45 p.m. and the facility and premise cleared out by midnight. County staff indicated that for facilities similar to the proposed, hours of operation would typically be reviewed and made a condition of project approval. Changes to any approved hours of operation associated with a Use Permit could be reviewed and approved by the Community Development Director as a

minor modification, or may require a Use Permit Amendment (which would be subject to a public hearing), depending on the degree of change proposed.

Staff has concerns on the day's last game(s) starting at 11:00 p.m. which meant that all building activity participants would be creating some noise as they get to their cars and exit the site, a process that could go on until as late as 12:30 a.m. The applicant may need to consider starting the last games no later than 10:00 p.m.

- Are there alternative renderings available, other than what was included in the applicant's workshop slide show presentation?

The applicant responded that the renderings presented in the workshop slide show were the final tentative renderings for the project; there are no alternative renderings.

- As part of exterior upgrades, the applicant should consider upgrading the existing chain link fence for aesthetic improvement.

The applicant responded that they were open to upgrading the chain link fence. The benefit of the existing fencing is the closing gates at the two vehicle entrances to the site. The gates would prevent access to the site during non-business hours. A suggested alternative included considering upgrading/improving the perimeter landscaping along the fence line.

- Concern was raised regarding potential noise generated by the proposed use, people waiting around in the parking lot for games, late night activities, and ventilation of the building (in regard to noise generation).

The applicant responded that all proposed activities would be conducted indoors. The existing roll-up door at the front (east side wall) of the building will be removed and replaced with glass panels to close off the building. In addition, the three roll-up doors at the rear (west side wall) of the building will be kept closed and no activities are proposed at this end portion of the warehouse. The applicant also explained that personal obligations (family, work) are expected to compel evening and late night patrons to leave the premise shortly after finishing a game to go home. Also see staff's previous comments regarding the facility's hours of operation.

- Concerns were raised regarding security and loitering in the parking lot.

The applicant responded that staff would provide monitoring of both indoor and outdoor areas. The applicant would encourage patrons and the community to notify staff if they see any potential security concerns. The existing perimeter fencing, site entrance gates, and parking lot lighting would help keep people from loitering during non-business hours. A suggestion was made that surveillance cameras may be an

option. In addition, the applicant indicated that he would be open to providing on-site security for outdoor parking areas as needed.

- What is the County permit process/timeframe for obtaining approvals?

The applicant responded that they would be looking to proceed forward as soon as possible. County staff explained that should the applicant decide to proceed forward with a formal application to the County, it would be in the form of a Zoning Text Amendment and Use Permit, which could be processed concurrently. Application processing would include a completeness determination within 30 days of application, preparation of an environmental document pursuant to California Environmental Quality Act (CEQA), which would include a public review period, referral to the North Fair Oaks Community Council for consideration at a Council meeting (which would include staff sending notification of the meeting to property owners within 500 feet of the project site), a public hearing before the San Mateo County Planning Commission (includes notification of the meeting to property owners within 500 feet), and a public hearing before the Board of Supervisors (includes notification of the meeting to property owners within 500 feet) for final decision.

- What are the current allowed uses for the property?

County staff responded that types of uses allowed under the M-1/Edison/NFO Zoning District include professional/administrative offices, research and development facilities. Sports and recreational facilities, while allowed in the M-1/NFO Zoning District were left out of the M-1/Edison/NFO district due to proximity to residential.

Comments from Other Reviewing Agencies

San Mateo County Planning Department

The project will require an application, filing fees, and supporting materials to be submitted to the Planning Department for a Zoning Text Amendment and Use Permit (see enclosed application forms and fee sheet). The application will require the preparation of an Initial Study and environmental document. In addition, filing fees are due at the time of application submittal.

San Mateo County Building Inspection Section

The comments below are based on a preliminary plan review only. When the design is submitted for a building permit there may be more requirements according to the actual design being submitted for a building permit. This review is neither permission nor approval for final plan check for a permit.

1. Prior to pouring any concrete for foundations, written verification from a licensed surveyor must be submitted which will confirm that the required setbacks as shown on the approved plans have been maintained.

2. An automatic fire sprinkler system will be required for this project.
3. If a water main extension, upgrade or hydrant is required, this work must be completed prior to the issuance of the building permit or the applicant must submit a copy of an agreement and contract with the water purveyor which will confirm the work will be completed prior to finalization of the building permit.
4. 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.
5. Sediment and erosion control measures must be installed before 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.
6. This project must comply with the Green Building Ordinance.
7. All drawings must be drawn to scale and clearly define the whole project and its scope in its entirety. Please provide complete sets of plans at time of building permit application.
8. Please call out the right codes on the code summary:

Type of use (Group), allowable building area (calculation), type of construction, and type of automatic fire sprinkler system. A complete Code Summary shall be required at time of building permit application. The design and/or drawings shall be done according to the 2010 Editions of the California Building Standards Code, 2010 California Plumbing Code, 2010 California Mechanical Code, and the 2010 California Electrical Code.

Department of Public Works

9. Prior to the issuance of the Building Permit, the applicant will be required to provide payment of "roadway mitigation fees" based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.
10. The applicant shall provide to the Department of Public Works a traffic impact analysis prepared by a Professional Transportation Engineer. The report shall identify the existing Levels of Service (LOS) in the surrounding area, a cumulative with project impact analysis, and recommendations for mitigation of impacts where the LOS falls below existing LOS or below a LOS C, whichever is worse.

Environmental Health Division

11. Any proposed or future dining/food service will require a permit from the County Environmental Health Division prior to construction and operation.

12. The applicant shall submit a health review fee of \$153 for the preliminary review associated with the pre-application public workshop process.

Menlo Park Fire Protection District

13. The existing underground storage tanks shall be removed before work is started. All other hazardous materials on the site, including empty, full, or partially full compressed gas containers shall also be removed and disposed of in accordance with State and San Mateo County Environmental Laws.
14. The existing automatic fire sprinkler system will be required to be upgraded to accommodate the new use of the building.
15. 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.
16. 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.
17. When final plans are drawn, additional exiting from the building may be needed.

All of the above issues and concerns should be reviewed and, as necessary, incorporated into your formal application submittal to the Planning Department. If you have any questions regarding this summary or need assistance with application requirements, please contact me at 650/363-1815.

Sincerely,



Summer Burlison
Project Planner

SB:cdn – SSBV0171_WCN.DOC

Enclosures

cc: Board of Supervisors
Planning Commission
Jim Eggemeyer, Community Development Director
Steve Monowitz, Interim Deputy Director
Chuck Clark, Building Inspection Manager
Diana Shu, Department of Public Works
Stan Low, Environmental Health Division
Ronald Keefer, Menlo Park Fire Protection District
Manuel Ramirez, North Fair Oaks Community Council Chair
John Ward
Workshop Attendees



County of San Mateo - Planning and Building Department

ATTACHMENT I



Along Edison Way, looking east.

San Mateo County Board of Supervisors Meeting

Owner/Applicant: MARCUS MAITA

Attachment: I

File Numbers: PLN 2011-00070



West side of warehouse.

San Mateo County Board of Supervisors Meeting

Owner/Applicant: MARCUS MAITA

Attachment: I

File Numbers: PLN 2011-00070



West portion of property.

San Mateo County Board of Supervisors Meeting

Owner/Applicant: MARCUS MAITA

Attachment: I

File Numbers: PLN 2011-00070



Detached maintenance building.

San Mateo County Board of Supervisors Meeting

Owner/Applicant: MARCUS MAITA

Attachment: I

File Numbers: PLN 2011-00070



West property line.

San Mateo County Board of Supervisors Meeting

Owner/Applicant: MARCUS MAITA

Attachment: I

File Numbers: PLN 2011-00070



West driveway - to be an “exit only.”

San Mateo County Board of Supervisors Meeting

Owner/Applicant: MARCUS MAITA

Attachment: I

File Numbers: PLN 2011-00070



Parking aisle along Edison Way.

San Mateo County Board of Supervisors Meeting

Owner/Applicant: MARCUS MAITA

Attachment: 1

File Numbers: PLN 2011-00070



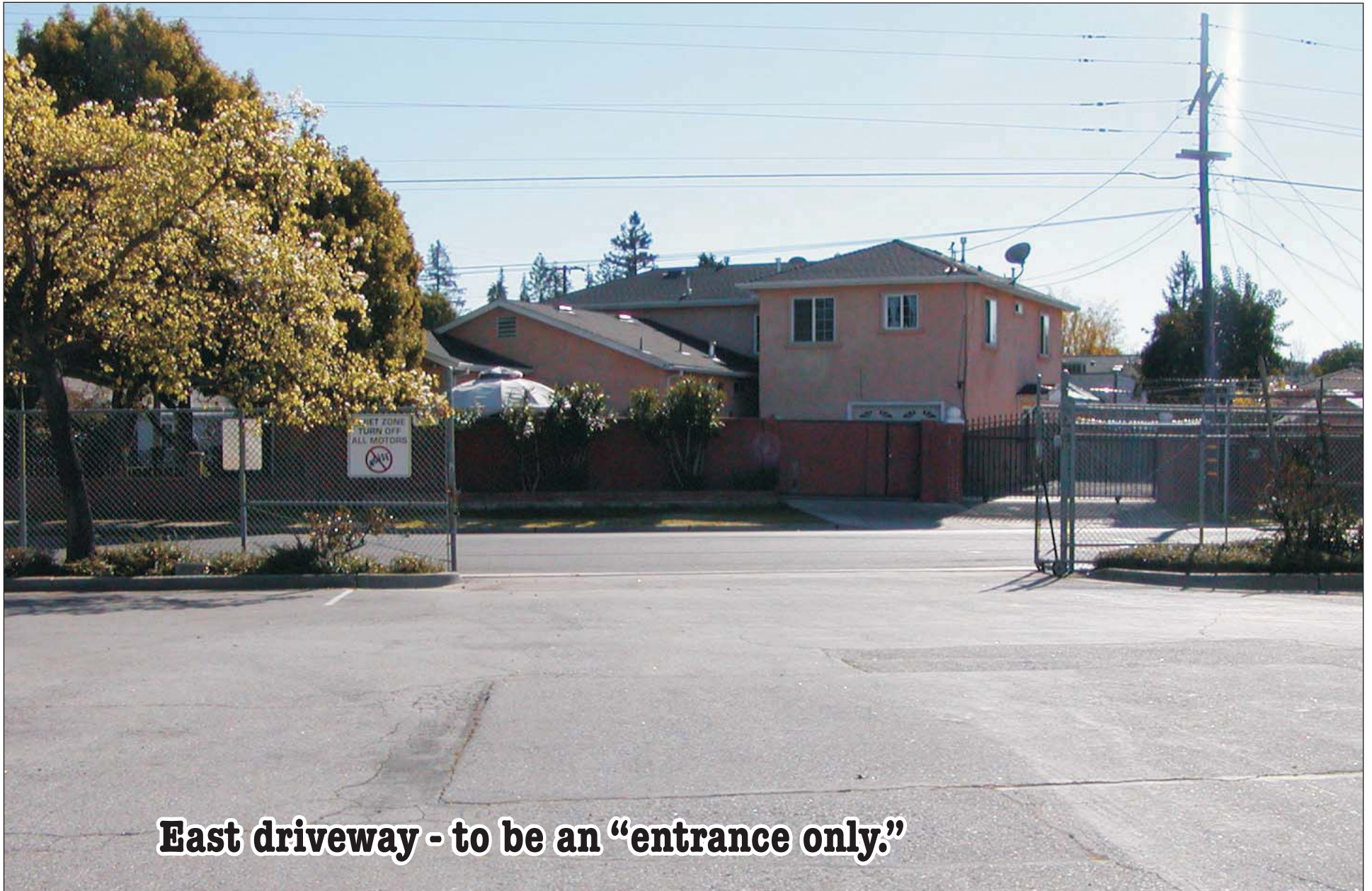
Parking area along 5th Avenue.

San Mateo County Board of Supervisors Meeting

Owner/Applicant: MARCUS MAITA

Attachment: I

File Numbers: PLN 2011-00070



East driveway - to be an "entrance only."

San Mateo County Board of Supervisors Meeting

Owner/Applicant: MARCUS MAITA

Attachment: I

File Numbers: PLN 2011-00070



Proposed building entrance.

San Mateo County Board of Supervisors Meeting

Owner/Applicant: MARCUS MAITA

Attachment: I

File Numbers: PLN 2011-00070



Interior of warehouse.

San Mateo County Board of Supervisors Meeting

Owner/Applicant: MARCUS MAITA

Attachment: |

File Numbers: PLN 2011-00070



Interior of warehouse.

San Mateo County Board of Supervisors Meeting

Owner/Applicant: MARCUS MAITA

Attachment: 1

File Numbers: PLN 2011-00070



Edison way, looking west.

San Mateo County Board of Supervisors Meeting

Owner/Applicant: MARCUS MAITA

Attachment: I

File Numbers: PLN 2011-00070



County of San Mateo - Planning and Building Department

ATTACHMENT J

****DUE TO THE SIZE OF THIS DOCUMENT, IT HAS BEEN POSTED ONLINE AT:**

<http://www.smcgov.org/planning>

UNDER THE "PENDING PROJECTS/EIR" BOX, TITLED EDISON SPORTS COMPLEX-TRAFFIC STUDY.

Traffic Impact Study – Final Report

**UNITED INDOOR SPORTS
3151 EDISON WAY
REDWOOD CITY, CA**

12 September 2011

Prepared for:

Mr. Marcus Maita

Prepared by:

Kimley-Horn and Associates, Inc.

This Traffic Impact Study has been prepared under the direction of Jim West. Mr. West attests to the technical information contained therein and has judged that the qualifications of recommendations, conclusions, and decisions are based on County of San Mateo guidelines, Redwood City guidelines, general engineering standards, and California/Federal laws.



County of San Mateo - Planning and Building Department

ATTACHMENT K

November 1, 2011

Summer Burlison, Project Planner
Planning and Building Department
400 County Center – Second Floor
Redwood City, CA 94063

RECEIVED

NOV 03 2011

**San Mateo County
Planning and Building Department**

Re: Hours of Operation
Parking Lot Controls

Dear Summer,

This letter is in response to the proposed hours of operation and parking lot controls for the new SportsHouse on the Peninsula. We have gone back and thoroughly reviewed our business operation plan regarding these issues.

Hours of Operation

The hours of operation directly affect our ability to make this facility work financially as well as to keep the costs reasonable and affordable for the citizens of San Mateo County. We are very concerned that any reduced hours will either make the project too expensive to operate or will require us to raise the fees beyond what we feel is appropriate and affordable to the majority of athletes and families in San Mateo.

In reality, what we sell in our business is time. We do not have a product. We have a service that is 100% time oriented and any loss of time is a direct loss of income that cannot be made up elsewhere.

Our current proposed hours of operation are as follows:

Monday – Friday, 5am – 12am (last game to start at 11pm with end time 11:45)

Saturday – Sunday, 8am – 12am (last game to start at 11pm with end time 11:45)

The facility is not economically sustainable as a youth only facility. Eliminating the later night time playing hours would severely reduce our ability to operate the facility financially because adults would not be able to use this facility in the evening. This in effect would force us to start the adults as early as possible (5pm-6pm) which are now youth time slots and reduce the overall availability of youth games we could provide the community.

Summary:

- The facility must also have enough field inventory to survive. This means we have to be able to operate mid-week from 3:30pm – 12am, regardless of youth or adults players. However, youth players are limited to how late they can play so in order to not only to keep youth fees low but to survive as a business, we must have enough adults playing year round.
- The goal is to provide at least 3-4 hours of daily exclusive adult play time at the soccer facility:
 - Higher adult fees are required to offset lower youth fees

- Soccer operation is not economically sustainable as a youth only facility
- The facility needs a midnight close time in order to provide more hours of play for our youth as well as to have enough hours weekly for exclusive adult play. The adult play allows us to charge higher adult fees in order to offset lower youth fees.
- Our youth focus is on youth under-12 activities during daylight hours, teen activities after school from 4:00 PM – 7:00 PM and adult activities in evenings from 7:00 PM – 12:00 AM.
- Having adult play in the evenings will allow us to reduce youth fees by 35%-40%. The business is not economically feasible without a balanced schedule of youth and adults playing.

Parking Lot Controls

In response to comments made by the North Fair Oaks Community Council last week, we are proposing that as part of our overall operations, several specific steps to address potential concerns related to vehicles exiting the parking lot after late night games.

The following protocol would be adopted by management of SportsHouse:

1. All participants in the last league game will be provided with a handout regarding the need to exit the parking lot in a manner that is respectful to neighborhood peace and quiet, including a directive re: no congregating or loud voices in parking lot, driving slowly in exiting lot, other.
2. Staff person who secures the building after last game will monitor exiting of players and remind latter as to the above requirements, if necessary.
3. Management will respond to any complaints from neighbors in writing and admonish uncooperative players accordingly.

Thank you for your consideration on these matters.

Best regards,

Marcus Maita



County of San Mateo - Planning and Building Department

ATTACHMENT L



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

November 18, 2011

Marcus Maita
3151 Edison Way
Redwood City, Ca 94063

Dear Mr. Maita:

Subject: **LETTER OF RECOMMENDATION BY THE PLANNING COMMISSION**
File Number: PLN2011-00070
Location: 3151 Edison Way, North Fair Oaks
APN: 060-041-100

On November 16, 2011, the San Mateo County Planning Commission 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.

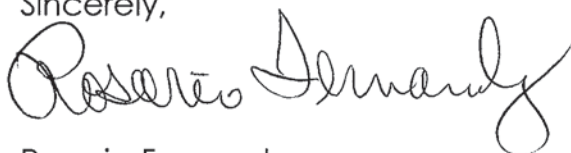
Based on information provided by staff and evidence presented at the hearing, the Planning Commission is recommending (5-0) to the Board of Supervisors certification of the Mitigated Negative Declaration and approval of the Zoning Text Amendment and Use Permit, with modifications to the recommended conditions of approval (as denoted*) in Attachment A.

In addition, the Planning Commission directed staff to return to the North Fair Oaks Community Council for their review and recommendation on the Planning Commission's modification of the hours of operation, as indicated in Condition of Approval No. 4, which would be reported to the Board of Supervisors during their consideration of the project.

Marcus Maita
November 18, 2011
Page 2

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

Sincerely,

A handwritten signature in black ink, appearing to read "Rosario Fernandez", written in a cursive style.

Rosario Fernandez
Planning Commission Secretary
pcd1116V_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
Sheriff Greg Munks
Lydia Hernandez
Cristina Corpus
Bettina Pike
Jeff Birdwell
Barbara Bonilla
David Quinn

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Project File Number: PLN 2011-00070

Hearing Date: November 16, 2011

Prepared By: Summer Burlison, Project Planner Adopted By: Planning Commission

Recommend to the Board of Supervisors:

RECOMMENDED FINDINGS

Regarding the Environmental Review; Find:

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; Find:

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; Find:

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.

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 November 16, 2011, and subsequently by the Board of

Supervisors. 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 two administrative reviews, 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 pm. 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.



County of San Mateo - Planning and Building Department

ATTACHMENT M

COUNTY OF SAN MATEO PLANNING AND BUILDING DEPARTMENT

DATE: November 16, 2011

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Zoning Text Amendment and Use Permit and certification of a Mitigated Negative Declaration 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.

PROPOSAL

The applicant is proposing a Zoning Text Amendment to the Light Industrial/Edison/North Fair Oaks (M-1/Edison/NFO) Zoning District subject to a Use Permit to allow for indoor exercise and leisure facilities. The M-1/Edison/NFO Zoning District is specific to the row of parcels, including the project parcel, located between 2nd Avenue and 12th Avenue in the unincorporated North Fair Oaks area. If the Zoning Text Amendment were approved, the indoor exercise and leisure facilities use would be added to the M-1/Edison/NFO Zoning District's use definitions and list of uses (Sections 6277.2 and 6277.3, respectively) allowed with a Use Permit. Future projects proposed under this use would be considered separately on a case-by-case basis in order to consider the project's respective impacts on the surrounding neighborhood, with the required finding that the use would not be detrimental to the public welfare or injurious to property or improvements in the neighborhood, and that the use is necessary for the public health, safety, convenience or welfare of the community.

Concurrently, the applicant is requesting a Use Permit to convert the former 69,000 sq. ft. beer distributing warehouse into an indoor multi-sports and recreational complex that will include three indoor sports fields, an athletic training area, a sports themed café/food service area, an arcade area, two group party rooms, offices, and a San Mateo County Sheriff's Community Policing Unit on a 3.58-acre parcel located at the corner of Edison Way and 5th Avenue in the unincorporated North Fair Oaks area. The existing 3,000 sq. ft. detached maintenance building located in the northwest corner of the parcel will remain; however, future plans include converting the maintenance building into an indoor sporting area. The proposed project includes providing 124 on-site parking spaces and utilization of the existing buildings with no new expansion of building footprint.

RECOMMENDATION

That the Planning Commission recommend that the Board of Supervisors certify the Mitigated Negative Declaration and approve the Zoning Text Amendment and Use Permit, County File Number PLN 2011-00070, by making the required findings and adopting the conditions of approval listed in Attachment A.

SUMMARY

The proposed 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 (NFO) community, it has been determined that the NFO area overall largely lacks recreation 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.

Planning staff has reviewed the project against the applicable General Plan Policies and Zoning Regulations and determined that as proposed and conditioned, the project will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood. Staff completed an Initial Study, pursuant to the California Environmental Quality Act (CEQA), and determined that under the application of appropriate mitigation measures, which have been included as conditions of approval in Attachment A of the staff report, the project would not have any significant adverse impacts on the environment. Furthermore, the project has been referred to the North Fair Oaks Community Council, which has provided a unanimous recommendation of approval.

SB:pac - SSBV0831_WPU.DOC

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

DATE: November 16, 2011

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of 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 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.

County File Number: PLN 2011-00070 (Maita)

PROPOSAL

The applicant is proposing a Zoning Text Amendment to the Light Industrial/Edison/North Fair Oaks (M-1/Edison/NFO) Zoning District subject to a Use Permit to allow for indoor exercise and leisure facilities. The M-1/Edison/NFO Zoning District is specific to the row of parcels, including the project parcel, located between 2nd Avenue and 12th Avenue in the unincorporated North Fair Oaks area. If the Zoning Text Amendment were approved, the indoor exercise and leisure facilities use would be added to the M-1/Edison/NFO Zoning District's use definitions and list of uses (Sections 6277.2 and 6277.3, respectively) allowed with a Use Permit. Future projects proposed under this use would be considered separately on a case-by-case basis in order to consider the project's respective impacts on the surrounding neighborhood, with the required finding that the use would not be detrimental to the public welfare or injurious to property or improvements in the neighborhood, and that the use is necessary for the public health, safety, convenience or welfare of the community.

Concurrently, the applicant is requesting a Use Permit to convert the former 69,000 sq. ft. beer distributing warehouse into an indoor multi-sports and recreational complex that will include three indoor sports fields, an athletic training area, a sports themed café/food service area, an arcade area, two group party rooms, offices, and a San Mateo County Sheriff's Community Policing Unit on a 3.58-acre parcel located at the corner of Edison Way and 5th Avenue in the unincorporated North Fair Oaks area. The existing 3,000 sq. ft. detached maintenance building

located in the northwest corner of the parcel will remain; however, future plans include converting the maintenance building into an indoor sporting area. The proposed project includes providing 124 on-site parking spaces and utilization of the existing buildings with no new expansion of building footprint.

RECOMMENDATION

That the Planning Commission recommend that the Board of Supervisors certify the Mitigated Negative Declaration and approve the Zoning Text Amendment and Use Permit, 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, Telephone 650/363-1815

Owner: Gloria Maita

Applicant: Marcus Maita

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: Warehouse, former beer distribution facility

Water Supply: California Water Service Company (existing service)

Sewage Disposal: Fair Oaks Sewer District (existing service)

Flood Zone: FEMA Flood Zone Map indicates the parcel is located in Zone C, area of minimal flooding, per Community Panel No. 060311 0252 B, effective July 5, 1984.

Environmental Evaluation: An Initial Study and Mitigated Negative Declaration was prepared by staff and issued for public review on September 26, 2011. The review period ended on October 17, 2011. Mitigation measures have been included as recommended conditions of approval in Attachment A.

Setting: The Zoning Text Amendment project area is located within the urbanized North Fair Oaks community. The M-1/Edison/NFO Zoning District is specific to the row of parcels, including the project parcel, located between 2nd Avenue and 12th Avenue in the urbanized unincorporated area of North Fair Oaks. Existing development surrounding the applicable zoned parcels includes railroad tracks to the adjacent north with residential development beyond, light industrial related development to the west, and residential development to the east and south (across Edison Way).

Specifically, the proposed indoor sports complex parcel is approximately 3.58 acres in size and is located at the northwest corner of 5th Avenue and Edison Way in the unincorporated North Fair Oaks area. The project site was formerly used as a beer distribution facility. The distribution facility ceased operation in August 2010. Existing development of the parcel includes a 69,000 sq. ft. warehouse building centered along the north property line along with a smaller 3,000 sq. ft. maintenance building located in the northwest corner of the parcel, an improved parking lot, and perimeter landscaping and fencing. Surrounding development includes the railroad tracks and residential development to the north, a trailer hitch business and lumberyard to the west, office and educational uses to the east (across 5th Avenue), and residential development to the south (across Edison Way).

Chronology:

<u>Date</u>	<u>Action</u>
July 27, 1999	- M-1/Edison/NFO Zoning District established by Board of Supervisor, Ordinance No. 3918.
January 18, 2011	- Major Pre-application, PLN 2011-00015, submitted for a Zoning Text Amendment (requiring a Use Permit) to the M-1/Edison/NFO District to allow an indoor sports facility; project requires conversion of a former beer distribution warehouse.
February 23, 2011	- Public Workshop held for Major Pre-application, PLN 2011-00015.
March 8, 2011	- Letter issued to applicant summarizing Major Pre-application Public Workshop meeting comments and questions, see Attachment I.
March 25, 2011	- Application submitted for a Zoning Text Amendment (requiring a Use Permit) to the M-1/Edison/NFO District to allow for indoor sports facilities and Use Permit to convert a former beer distribution warehouse into an indoor sports facility, PLN 2011-00070.
May 12, 2011	- Application deemed complete.

- May 19, 2011 - North Fair Oaks Community Council Meeting to introduce Zoning Text Amendment and Use Permit project application to the Council and community.
- September 26, 2011 to October 17, 2011 - Initial Study and Mitigated Negative Declaration circulated for review and comment.
- October 20, 2011 - North Fair Oaks Community Council Meeting; Council recommended, on a 5-0 vote, approval of the project with comments, see Section A.4 for further discussion.
- November 16, 2011 - Planning Commission Public Hearing.

DISCUSSION

A. KEY ISSUES

1. Conformance with the General Plan

Staff has reviewed the project for compliance with the following applicable policies in the General Plan:

Park and Recreation Resources

Policy 6.1 (*Equitable and Balanced System of Facilities*) and Policy 6.14 (*Site Planning for Public and Private Facilities*) encourages a balanced and equitable system of park and recreation facilities and that park and recreation facilities be located in urban areas to take advantage of existing service infrastructure systems. In a recent study of existing conditions associated with the North Fair Oaks Community Plan Update, it was found that the North Fair Oaks (NFO) area is significantly deficient in parks and recreational facilities when compared to surrounding incorporated cities. While the surrounding cities of Redwood City, Menlo Park, and Palo Alto provide about three acres of active parks per thousand people, the North Fair Oaks area provides only 3% of that ratio.

A majority of the parks and recreational facilities available in the NFO area are limited in use because they are outdoor areas and use is dependent on the weather, they lack infrastructure (playing fields, courts) for sporting activities, and/or hours of availability are limited to that of school hours. In addition, there are several parks and recreational facilities (school sports fields/courts) within the surrounding City of Redwood City available for use by the public (including during non-school hours), but those are outdoor facilities and still limited in use by the weather.

The proposed sports and recreation facility will include utilization and improvements to existing development with no increase in building footprint. Site improvements for the proposed use include interior improvements to the 69,000 sq. ft. warehouse

building and parking lot improvements, including site lights and parking space striping. All tenant improvements will be required to comply with current building codes and standards, including energy efficient regulations.

Policy 6.4 (*Environmental Compatibility*), Policy 6.9 (*Locate Suitable Park and Recreation Facilities in Urban Areas*) seeks to protect and enhance the environmental quality of the County and mitigate, to the extent feasible, impacts of recreational uses which may adversely affect the environment and adjoining private ownership and to design park and recreation sites that accommodate a variety of recreational activities.

The proposed indoor facility will offer a diverse range of year round activities, many of which are currently not available in the community, including youth and adult soccer, lacrosse, flag football, basketball, volleyball leagues, gymnastics, dance programs, personal training, sports camps and clinics, and the Lil' Kickers Program (a nationwide girls and boys soccer program). In addition, the facility proposes to set up a non-profit fund from business revenues to offer scholarships for discounted membership fees to qualifying local low-income residents. Pursuant to the California Environmental Quality Act (CEQA), staff completed an initial study and mitigated negative declaration for the project, see Attachment H, with recommended mitigation measures included as conditions of approval in Attachment A.

Policy 6.5 (*Access to Park and Recreation Facilities*) and Policy 6.30 (*Minimize Traffic and Litter Problems*) seek appropriate access and conveniences for all people in park and recreation facilities, encourages access to these facilities by transportation means other than private automobiles where feasible, including public transit services, and requires proper disposal of litter in park and recreation facilities. The indoor sports and recreation facility is intended to serve the local neighborhood, larger community and greater bay area. While it is expected that a majority of visitors to the facility will use private vehicular transportation, the area surrounding the project site is a densely developed urban area that includes improved sidewalks that provide an option for visitors and/or employees to walk to the project site from the surrounding residential neighborhoods and from nearby transit stops (along North Fair Oaks Avenue, Bay Road and Middlefield Road).

Site improvements (bathrooms, front entrance to building, parking) are proposed to comply with Americans with Disabilities Act requirements. Additionally, while there are no designated bicycle lanes within the area, bicyclists may choose to use existing roadways to the facility. Thus, the applicant is proposing to install bike racks to accommodate a total of 16 bikes near the front entrance of the facility to accommodate and encourage alternative transportation to the facility. In addition, a condition is being recommended that the applicant make information readily available on any facility website and/or to persons visiting the facility of options for alternative modes of transportation to the facility, including public transit services. Furthermore, facility staff will be responsible for ensuring that any litter and/or solid waste is properly disposed of and picked up on a regular basis.

Urban Land Use Policies

Policy 8.2 (*Land Use Objectives for Urban Communities*) encourages balanced, self-contained urban communities to have a sufficient mix of urban land uses to support the internal housing, employment, shopping, and recreation needs of the community and that will generate sufficient tax revenues for the area and support local economies. The proposed indoor sports and recreation facility will provide a diverse range of sporting activities not necessarily available in the community or surrounding area. In addition, the business is expected to benefit the local economy and create approximately 50 new job positions of all skill levels, including management and staffing, refereeing, customer service, food service, and janitorial work.

Policy 8.11 (*General Plan Land Use Designations for Urban Areas*) identifies a specific plan for the North Fair Oaks Community. The project site is within the North Fair Oaks Community Plan area (adopted by the County in 1979). See the North Fair Oaks Community Plan Section for further discussion.

Traffic

Policy 12.15 (*Local Circulation Policies*) encourages minimal through traffic in residential areas. The proposed project is located such that access to the site would be required to pass through the surrounding greater residential areas (north and south of the project site). While there are alternative options to accessing the site, including nearby transit services and existing sidewalk amenities for pedestrian access, the proposed project will generate vehicular traffic to the area. A traffic study prepared by Kimley-Horn and Associates, Inc., has studied the pre-project traffic conditions and post-project traffic conditions in the area and determined that any increased traffic from the proposed use would not constitute a significant impact. See Section 5 of the Mitigated Negative Declaration (Attachment H) for detailed discussion on the traffic study.

Policy 12.36 (*Bicycle Storage Facilities*) and Policy 12.38 (*Facilities for Bicyclists*) promotes bicycle accommodations at activity centers. As previously mentioned, the project includes the installation of two bicycle racks, one on each side of the front entrance to the building, to accommodate a total of 16 bicycles.

Noise Policies

Policy 16.3 (*Promote Protection of Noise Sensitive Land Uses and Noise Reduction in Quiet Areas and Noise Impact Areas*), Policy 16.4 (*Noise Reduction Priority*), Policy 16.10 (*Designation of Noise Impact Areas*), Policy 16.13 (*Site Planning Noise Control*), Policy 16.14 (*Noise Barriers Noise Control*), Policy 16.16 (*Construction Techniques Noise Control*), and Policy 16.17 (*Promote Transportation Related Noise Reduction*) encourages the protection of quiet areas and noise sensitive land uses, focuses on reducing noise at the source rather than at the receiver, identifies certain

areas within the County as noise impact areas, promotes noise reducing measures be incorporated into new development, and promotes the reduction of transportation related noise. A majority of the North Fair Oaks Community is identified as being within a Noise Impact Area as designated on the County's Community Noise Map. The project will utilize the existing warehouse building located along the northern property line, adjacent to the Southern Pacific Railroad tracks and furthest from the residential area south of the project site, across Edison Way. In addition, the detached storage building on-site is also located in the northwest corner of the property, farthest away from the southern residential properties. All proposed activities will be conducted entirely within the enclosed building. There are no existing or proposed windows or doors along the north or south elevation of the building, facing the railroad tracks and residential properties, respectively. In addition, the roll-up doors along the west elevation will remain closed during business hours to limit interior noise from escaping the building and the existing roll-up door along the east elevation is proposed to be replaced with a fixed panel of windows.

The applicant is proposing business hours from 9:00 a.m. to midnight on weekdays (Monday through Friday), 9:00 a.m. to 10:00 p.m. on Saturdays, and 9:00 a.m. to 9:00 p.m. on Sundays. The identified closing times are when the last games would be allowed to start and games are expected to last 45 minutes. Although the project site is located within a Light Industrial Zoned area and adjacent to railroad tracks, exterior noise levels generated from the proposed project, particularly during the evening hours, may impact nearby sensitive residential uses. The San Mateo County Noise Ordinance identifies noise level standards based on the time of day for noise sensitive land uses (single or multiple family residences, schools, hospitals, churches, public libraries), with "daytime" being from 7:00 a.m. to 10:00 p.m. and "nighttime" from 10:00 p.m. to 7:00 a.m. The level of noise allowed during the defined "nighttime" hours of 10:00 p.m. to 7:00 a.m. is 5-dBA less than during the "daytime." Furthermore, Section 6277.5 of the applicable (M-1/Edison/NFO) Zoning District reiterates the County's Noise Ordinance regarding time of day and noise level standards. The intent of these County regulations is to protect noise sensitive land uses, particularly during reasonable nighttime hours. Staff has also received comments from the North Fair Oaks Community Council requesting that the last games be allowed to start at 10:00 p.m. Therefore, in considering the County's noise regulations and Community Council comment, staff is recommending that the proposed business hours be modified such that the facility close (meaning all visitors vacated from the premise) no later than 11:00 p.m. on any given day of the week, with limited use of the facility after 10:00 p.m. for adult league games only.

Staff received a letter from the applicant (Attachment L) on November 3, 2011, after preparation of this staff report, requesting a modification to the proposed hours of operation to be 5:00 a.m. to midnight on weekdays (Monday through Friday) and 8:00 a.m. to midnight on weekends (Saturday and Sunday). Staff will be prepared to address this matter at the public hearing.

North Fair Oaks Community Plan (1979)

The North Fair Oaks Community Plan of 1979 identifies a lack of park and recreational facilities in the North Fair Oaks area. Additionally, the Community Plan cites funding for the development and maintenance of parks and recreational areas as concerns in establishing such facilities in the area. Furthermore, the Park and Recreation Resources Chapter of the Community Plan encourages park and recreation services that are convenient and fulfill the needs of a majority of North Fair Oaks residents. The proposed project as an indoor sports and recreation facility will offer a wide range of activities that are not currently found within the community and/or are not able to be supported on a continual year round basis due to such existing amenities being limited to outdoor use only. The project will be a privately owned business and use of the facility will be on a membership basis. The facility intends on keeping annual membership fees low to encourage participation and to offer scholarships for discounted fees to qualifying local low-income residents through an “Everyone Plays” non-profit fund created through business revenue. As a private business, the establishment, continual maintenance and compliance of the facility in accordance with all County regulations will be the applicant’s responsibility. Future administrative reviews by the County, and renewal, are recommended to ensure continual project compliance with any conditions of approval, including referral to the North Fair Oaks Community Council for comments.

North Fair Oaks Community Plan Update (2011)

Since 2009, a comprehensive update to the North Fair Oaks (NFO) Community Plan has been in progress. As of the preparation date of this staff report, the NFO Community Plan Update is pending Board of Supervisor approval. As recommended to the Board of Supervisors by the Planning Commission on October 12, 2011, the updated Community Plan would include land use designation changes to identified “Opportunity Areas,” such as the subject project parcel and row of parcels adjacent to the Southern Pacific Railroad tracks between 2nd Avenue and 12th Avenue. The new land use designation, if approved by the Board of Supervisors, would be Commercial Mixed-Use, which is intended to support transit-oriented development, and would allow a more diverse and intense mix of uses, including commercial, residential, public, and institutional uses. The proposed facility would be consistent with the anticipated land use designation change to Commercial Mixed-Use under the NFO Community Plan Update. Implementation of the NFO Community Plan Update, including changes to land use designations, would be carried out through changes to the zoning regulations for the North Fair Oaks area and are anticipated to be completed (and be in effect) by fall of 2012.

2. Conformance with Zoning Regulations

a. Permitted Uses

The row of parcels, including the project parcel located at the northwest corner of Edison Way and 5th Avenue, are zoned Light Industrial/Edison/North Fair Oaks (M-1/Edison/NFO). Currently, indoor sports and recreation facilities, such as the one proposed under this application, are only allowed in the General Commercial/North Fair Oaks (C-2/NFO) and Light Industrial/North Fair Oaks (M-1/NFO) Zoning Districts. Thus, the applicant is proposing a Zoning Text Amendment to the Light Industrial/Edison/NFO (M-1/Edison/NFO) Zoning District subject to a Use Permit to allow for indoor exercise and leisure facilities. The Zoning Text Amendment would add the proposed use to the existing M-1/Edison/NFO District's use definitions and list of uses (Sections 6277.2 and 6277.3, respectively) allowed with a Use Permit, and would read as follows:

Indoor Exercise and Leisure Facilities

Enclosed facilities used for active recreation including exercise and athletic clubs, bowling alleys, skating rinks, billiard halls, dance halls and academies, or similar uses.

Uses allowed or conditionally allowed under the existing M-1/Edison/NFO Zoning District include low to moderate impact manufacturing and storage, wholesale trades and services, construction and maintenance trades and services, artist live/work studios, professional services (offices, financial institutions, trade and vocational schools), emergency facilities, communication facilities, limited keeping of pets, and other compatible uses. Current uses along the subject row of parcels include light manufacturing warehouses, a trailer hitch company, three early childhood/youth educational based facilities and office complexes for manufacturing and research and development based businesses. One of the primary purposes of the M-1/Edison/NFO Zoning District is to ensure that allowed uses are compatible with surrounding residential land uses through appropriate development and performance standards.

Additionally, staff recognizes that the indoor exercise and leisure facilities use was specifically excluded from the zoning district when the district was established in 1999 due to public concern at that time of the conduct of an existing non-conforming use in the area, which has improved its performance and conduct over the years and is still in operation today. Based on public outreach associated with the proposed project during the pre-application public workshop and North Fair Oaks Community Council meetings, staff believes the community's position since 1999 has changed over time and that the community supports the Zoning Text Amendment to the M-1/Edison/NFO Zoning District.

Future projects proposed under this use would be considered separately on a case-by-case basis in order to consider the project's respective impacts on the surrounding neighborhood, with the required findings that the use would not be detrimental to the public welfare or injurious to property or improvements in the neighborhood, and that the use is necessary for the public health, safety, convenience or welfare of the community.

b. M-1/Edison/NFO Development Standards

Pursuant to Section 6277.4 of the M-1/Edison/NFO Zoning Regulations, the respective development standards are applicable to all new development, defined as "any new construction activity that requires a building, electrical or mechanical permit and is visible externally, e.g., new buildings, additions to existing buildings, including new exterior lighting or mechanical equipment." While no new buildings or exterior footprint expansion to either existing building is proposed, interior and exterior improvements to the site (site lighting, parking) and warehouse will be necessary to accommodate the proposed use. Therefore, as identified below, the proposed project will comply with all applicable M-1/Edison/NFO Zoning District Development Standards.

Development Standard	Required	Existing
Minimum Parcel Area	10,000 sq. ft.	3.58 acres
Minimum Parcel Width	100 ft.	212 ft.
Minimum Front Setback*	15 ft.	<u>Main Building</u> 39 ft. <u>Detached Building</u> 135 ft.
Minimum Side Setback*	0 ft.	<u>Main Building</u> 66 ft. (right side) 165 ft. (left side) <u>Detached Building</u> 3 ft.
Minimum Rear Setback*	0 ft.	<u>Main Building</u> 1 ft. <u>Detached Building</u> 3 ft.
Maximum Height	37 ft.	<u>Main Building</u> 29 ft. <u>Detached Building</u> 18 ft.
Maximum Lot Coverage	80%	48%
Maximum Building Floor Area	150%	48%
* Applicable setbacks when front portion of parcel is across the street from a residentially-zoned parcel for that portion of the building not exceeding 30 feet in height.		

Signs

All signage shall comply with the sign regulations of the M-1/Edison/NFO District. Staff has included a condition of approval requiring all proposed signage be submitted to the Planning and Building Department for review and approval, including obtaining a building permit if necessary, prior to installation.

Screening

Screening from abutting residentially zoned parcels shall be provided along common property lines, refuse areas, and for mechanical equipment. The applicant intends on leaving the existing 8-foot solid concrete wall along the rear property line abutting the railroad tracks to screen and reduce noise impacts to the residential area north of the site. In addition, the existing chain link fence and vehicle access gates around the remaining perimeter of the property will remain along with landscaping adjacent to the roadways, to be maintained by the applicant. Due to potential safety and site security concerns, staff believes the existing chain link fence with landscaping along the roadways will soften the visibility of the site from public views without completely eliminating public view of the site for security purposes. The chain link fence will also deter graffiti. Additionally, the emergency generator near the front entrance to the building will be screened by landscaping.

Materials and Colors

The use of brilliant, deep, highly contrasting or reflective colors shall be minimized. In addition, exposed cinder block shall be prohibited when across the street from residentially zoned parcels. The existing exterior buildings are constructed of stucco-finished panels (warehouse) and metal rib wall material (detached storage building); no changes to the exterior building materials or colors (light tan with blue accent band) are proposed. A condition of approval has been included to prohibit the use of brilliant, deep, highly contrasting or reflective colors at such time any exterior repainting is done.

Landscaping

When a parcel is located across the street from, or abuts a residentially zoned parcel, the required setback (15 feet) shall be landscaped to include trees at the rate of one tree per 12 lineal feet of street frontage and shrubs at a rate of one shrub per 5 lineal feet of street frontage. The area in front of the south side (facing Edison Way) of the existing warehouse building, within the required 15-foot setback, is a paved driveway aisle connecting the east portion of the parcel to the west portion of the parcel. One-way angled parking spaces (27 standard and 13 compact) are proposed along this paved corridor. Thus, it is not practical to require any additional landscaping in this area other than what

already exists and will be maintained by the applicant. There are currently trees planted within this landscape strip along Edison Way and a condition has been included to require continued maintenance of the plants and trees in this area, which must include fence-climbing vines, with the overall intent to soften and screen the site from nearby residential views. Perimeter landscaping along 5th Avenue will also be required to be maintained to soften any visual impacts from the site along public viewpoints.

Utilities

All new distribution lines shall be installed underground. No new utility distribution lines are proposed, as the project site is served by existing utilities that will continue to be used. Nonetheless, a condition of approval has been included to require that all new distribution lines be placed underground, as applicable.

c. M-1/Edison/NFO Performance Standards

Pursuant to Section 6277.5 of the M-1/Edison/NFO Zoning Regulations, no ongoing or new use may be conducted in a manner that does not meet the performance standards of the zoning district, as discussed below:

Noise

No use in the zoning district is permitted to exceed the sound levels indicated by the County's noise regulations during stipulated times of the day and for stipulated durations of noise generation. Although all proposed sporting and recreation activities associated with the project will be conducted indoors, neighbors have expressed concern over the potential impacts of exterior noise levels to the surrounding residential areas. To minimize any potential for exterior noise from people and/or vehicles in the parking lot, staff is recommending conditions requiring the applicant to prohibit loitering in and around the parking lot and project premises. See the General Plan Noise Policies Section above for further discussion.

Dust and Odor

No use is permitted which emits dusts, odors or air pollutants beyond the boundaries of the District's limits. The proposed use, including tenant improvements necessary to convert the site and building into an indoor sports and recreation facility, is not expected to generate any dust, odor or air pollutants that exceed this standard.

Vibration

No use is permitted which causes vibration perceptible on adjoining property, except for temporary construction operations. The proposed use, including any necessary construction work associated with tenant improvement activities, is not expected to cause vibrations perceptible to adjoining properties.

Lighting

All exterior lighting shall be located and directed so that direct rays and glare are confined to the premises. The applicant has prepared and submitted a photometric plan for exterior lighting, which shows building mounted and freestanding site lights around the parking lot areas designed to minimize the foot-candles along the perimeter of the parcel, particularly from the residential development across Edison Way. Staff has also included a condition that requires the applicant submit design manufacturer's "cut sheets" along with a photometric plan with the building permit submittal to ensure all proposed exterior lighting complies with this standard.

Trash and Debris

All trash and debris shall be picked up daily and stored in refuse containers that are screened from public view. Staff has included a condition of approval requiring the applicant contain and properly dispose of all trash, litter and debris generated by the facility on a daily basis.

Loitering

All loitering after business hours shall be controlled by the tenant or property owner. Staff has included conditions of approval to require the applicant provide continuous monitoring of the project site to ensure that visitors, unauthorized persons, and/or employees do not loiter around the premises. In addition, staff has included a condition requiring the access gates along Edison Way be closed during non-business hours to prevent unauthorized persons from accessing and loitering on the property site.

On-Site Activities

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

d. Parking Regulations

The proposed project includes providing on-site parking in compliance with Section 6119 of the County Zoning Regulations, as identified below:

Floor Area Type	Parking Space Requirement	Units of Measurement	Required Parking Spaces
Sport/Recreation	1 per 2,000 sq. ft. ¹	58,271	29
Office	1 per 200 sq. ft.	8,198	41
Food Establishments	1 per 3 seats	69 seats	23
Arcade/Party Rooms	1 per 100 sq. ft.	1,680	17
Total Required			112
Future Sport/Recreation ²	1 per 2,000 sq. ft. ¹	3,000	2
Total Proposed			124
¹ Use not enumerated in Section 6119 but permitted in “M” Districts. ² Existing Detached Storage/Maintenance Building; potential future conversion to sports and recreational use.			

Of the 124 on-site parking spaces proposed, 13 are proposed as compact spaces (8’ x 16’) along the western row of parking spaces proposed adjacent to Edison Way; totaling 11% of the required on-site parking spaces. Minimum drive aisles and backup distances will be provided for all on-site parking spaces, as required by the Standards for the Design of Parking Spaces, adopted by the San Mateo County Planning Commission in 1961. In addition, accommodations for a total of 16 bicycle spaces are proposed near the front entrance to the building.

Screening

Parking areas for more than (10) vehicles shall be screened on each side that adjoins or faces residentially zoned parcels. As previously mentioned, the applicant intends on leaving the existing 8-foot tall solid concrete wall along the rear property line abutting the railroad tracks to screen the site from the residential area to the north (across the railroad tracks). In addition, the existing chain link fence and perimeter landscaping along Edison Way will remain to soften visual impacts of the site from the residential parcels across Edison Way.

Surface of Parking Area and Protective Installation

Parking areas for more than then (10) vehicles shall be surfaced with a durable and dust-free material. In addition, parking areas shall be designed so that parking vehicles do not overhang sidewalks, planters, or landscaped areas. Off-street parking will be provided within the existing paved parking lot areas on-site. In addition, staff is recommending a condition of approval that requires the applicant provide a wheel stopping device for any on-site parking spaces abutting landscaped areas to prevent vehicular overhang.

Landscaping

A planter or landscaped area of at least four (4) feet wide shall be provided adjacent to all street right-of-ways. In addition, parking areas with a capacity of ten (10) or more parking spaces requires landscaped areas to total not less than five (5) percent of the total parking lot area. The proposed on-site parking areas abut two street right-of-ways, 5th Avenue and Edison Way. The project site includes existing perimeter landscaped areas along both right-of-ways, which is proposed and conditioned to be maintained. The landscaped areas on-site will total approximately 7 percent of total parking lot area.

3. Conformance with Use Permit Findings

For the Planning Commission to approve the requested Use Permit to convert the former beer distribution warehouse into a multi-sports and recreational facility, the following findings must be made:

- a. **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.**

Staff has reviewed the project against the applicable General Plan Policies and Zoning Regulations and determined that as proposed and conditioned, the project will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood. Staff completed an Initial Study, pursuant to the California Environmental Quality Act, and determined that under the application of appropriate mitigation measures, the project would not have a significant adverse impact on the environment. Thus, mitigation measures from the Mitigated Negative Declaration have been incorporated into staff's recommended conditions of approval in Attachment A. Staff has referred the project application to other applicable reviewing agencies, including the North Fair Oaks Community Council, who have all recommended approval with conditions (which have been included in Attachment A). In addition, staff is recommending that the Use Permit be subject to an administrative review 1-year from final approval to allow staff and the community an opportunity to review the performance of the operation and its compliance with all 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.

- b. **That the proposed project is necessary for the public health, safety, convenience or welfare.**

The proposed 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 (NFO) community, it has been determined that the NFO area overall largely lacks recreation 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.

4. Review by the North Fair Oaks Community Council

On May 19, 2011, staff presented the proposed Zoning Text Amendment and Use Permit application to the North Fair Oaks Council at their regularly scheduled meeting. The purpose in attending the meeting was to formally introduce the proposed project to the Council and community. On October 20, 2011, staff returned to the Council for a recommendation on the project. The North Fair Oaks Council unanimously recommended approval of the project with the following comments:

- a. Reconsider exiting from the north exit such that no traffic exits onto Edison Way after 10:00 p.m.

Staff's Response: The Department of Public Works has considered the vehicle access options to and from the site and determined that limiting the existing access drive closest to 5th Avenue as an "entrance only" and the existing access drive farthest from 5th Avenue as an "exit only" creates the best vehicle access and circulation pattern for the site given existing roadways. The County's minimum distance requirement for a driveway from an intersection is 300 feet. Thus, any new driveway would be required to meet this standard. As is proposed, the existing driveways will continue to be used and the County would not be in favor of allowing traffic to exit from the east driveway due to its proximity to the Edison Way/5th Avenue intersection.

Staff also received a letter from the applicant (Attachment L) on November 3, 2011, after preparation of this staff report, responding to the North Fair Oaks concern over vehicles exiting from the parking lot in the evening hours.

- b. Allow the last game to begin at 10:00 p.m.

Staff's Response: As discussed in the Noise Policies Section of this report, staff has considered the County's noise regulations, existing surrounding development, and North Fair Oaks Community Council comments regarding hours of operation. Based on the Council's comment, staff would support the recommendation to allow the facility's closing time (i.e., visitors vacated) to be 11:00 p.m. with limited use of the facility after 10:00 p.m. for adult league games only. Additionally, staff recommends that an administrative review be required 1-year from final approval, and include a referral to the North Fair Oaks Community Council. The purpose of the administrative review will be to allow the County staff and the community an opportunity to review the

performance of the operation and its compliance with Use Permit conditions of approval.

- c. Require vegetative screening along Edison Way to shield surrounding residences from light and to provide additional privacy.

Staff's Response: The existing perimeter landscape planter abutting Edison Way is proposed to remain. There are several existing trees within the landscape planter and the applicant will be required to plant and maintain fence climbing ivy and other live plants that will provide screening of the site along Edison Way.

B. ENVIRONMENTAL REVIEW

An Initial Study and Mitigated Negative Declaration was prepared and circulated, with a review and comment period running from September 26, 2011, to October 17, 2011. One comment from the applicant was received regarding hours of operation:

Comment: In regard to Planning's proposal of closing at 10:00 p.m., we would like to request the County's consideration that the hours of operation stay as originally proposed to close at midnight. We would limit usage after 10:00 p.m. to adult leagues only to address any curfew dilemmas, and would have a contact person closely monitor patrons as they leave after 10:00 p.m. to ensure we are within the noise ordinance for the area. We could also discuss with Public Works the possibility of creating a new exit/entrance onto 5th Avenue that would be opened during the late hours. We are definitely open to a 6-month or 1-year use permit to allow us and you the opportunity to have our hours of operation reviewed and assessed when the use permit has expired. We feel our use is more compatible and should be viewed as more similar to the Ice Oasis, as well as other similar facilities.

Staff's Response: In considering the County's noise regulations and North Fair Oaks Community Council comment regarding hours of operation, staff is recommending that the proposed business hours be modified such that the facility close (meaning all visitors vacated from the premise) no later than 11:00 p.m. on any given day of the week, with limited use of the facility after 10:00 p.m. for adult league games only. In addition, a condition has been included to require a 1-year administrative review, which will include a referral to the North Fair Oaks Community Council, to review the project's performance and compliance with conditions of approval. The Department of Public Works does not recommend a new driveway onto 5th Avenue, as a new driveway would require a distance of 300 feet from the intersection, and the parcel's width (frontage along 5th Avenue) only provides approximately 215 lineal feet. To acknowledge the applicants reference to the Ice Oasis, it is a similar type use in terms of offering an ice skating rink for skating and ice hockey (league and open play). The Ice Oasis is open Monday through Saturdays from 5:00 a.m. to 1:00 a.m. and on Sundays from 6:30 a.m. to 11:00 p.m.; however, the Ice Oasis, located at 3140 Bay Road, is located in the City of Redwood City and does not have the same surrounding environment as the proposed project site (i.e., proximity to

residential uses, roadway capacities). As previously discussed, staff has considered the surrounding residential development, potential noise impacts that may be generated by the proposed use, and North Fair Oaks Community Council comments and recommends allowing the facility to remain open until 11:00 p.m. (time when all visitors shall be vacated from the premises), as described in Condition of Approval No 4.

C. REVIEWING AGENCIES

San Mateo County Building Inspection Section
San Mateo County Department of Public Works
San Mateo County Environmental Health Division
Menlo Park Fire Protection District
California Water Service Company
Fair Oaks Sewer Maintenance District
North Fair Oaks Community Council
City of Redwood City Planning Department

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Affected M-1/Edison/NFO District
- C. Proposed Zoning Text Amendment Ordinance
- D. Applicant's Project Site Location and Vicinity Map
- E. Site Plan
- F. Floor Plan
- G. Photometric Plan
- H. Initial Study and Mitigated Negative Declaration
- I. Pre-application Workshop Summary Letter, dated March 8, 2011
- J. Site Photos
- K. Traffic Study prepared by Kimley-Horn and Associates, Inc., dated September 12, 2011.
Please note that due to the size of this document, it has been posted under the "Pending Projects/EIR" box at <http://www.smcgov.org/planning>.
- L. Letter from Applicant, dated November 1, 2011

SB:pac - SSBV0832_WPU.DOC

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2011-00070

Hearing Date: November 16, 2011

Prepared By: Summer Burlison, Project Planner

For Adoption By: Planning Commission

RECOMMENDED FINDINGS

Recommend to the Board of Supervisors

Regarding the Environmental Review, Find:

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, Find:

5. That the Board of Supervisors adopt, by ordinance, the proposed Zoning Text Amendment as indicated in Attachment C. 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, staff believes the community, in general, supports the Zoning Text Amendment.

Regarding the Use Permit, Find:

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.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal, documents and plans described in this report and submitted for review and approval by the Planning Commission on November 16, 2011, and subsequently by the Board of Supervisors. 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 two administrative reviews, 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 9:00 a.m. and all visitors shall be vacated from the premises by 11:00 p.m. on any given day. Use of the facility after 10:00 pm. 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. 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 fence-climbing ivy. 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.

Building Inspection Section

38. 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.
39. 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.
40. 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.
41. This project must comply with the Green Building Ordinance.
42. 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.
43. All drawings must be drawn to scale and clearly define the whole project and its scope in its entirety.

Department of Public Works

44. 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

45. 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.
46. The existing automatic fire sprinkler system will be required to be upgraded to accommodate the new use of the building.
47. 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.
48. 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.

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

51. 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.

SB:pac - SSBV0832_WPU.DOC



County of San Mateo - Planning and Building Department

ATTACHMENT N

Attachment N

Planning-Commission - Support for Sport House

From: "PRCS-Christopher Beth" <CBeth@redwoodcity.org>
To: Planning-Commission@smcgov.org
Date: 11/7/2011 4:26 PM
Subject: Support for Sport House
Attachments: Support for Sport House.PDF

Dear County Planning Commission,

I respectfully submit my letter of support for the Sport House Project in North Fair Oaks. Thank you for your review and consideration.

Chris

Christopher Beth
Director
Redwood City
Parks, Recreation and Community Services
cbeth@redwoodcity.org
www.redwoodcity.org/parks
www.twitter.com/rwcparksandrec
www.twitter.com/rwcevents
1400 Roosevelt Ave.
Redwood City, CA 94061
tel: 650.780.7253
fax: 650.368.5087

Parks
Make



Please think Green before printing this e-mail

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**Parks, Recreation and
Community Services
Department**



1400 Roosevelt Avenue
Redwood City, California 94061
Phone (650) 780-7250
FAX (650) 368-5087
www.redwoodcity.org

November 7, 2011

San Mateo County Planning Commission
San Mateo County Planning & Building Department
County Office Building
455 County Center
Redwood City, CA 94063

RE: Support for "The Sports House"

Dear members of the County Planning Commission:

I have read the exciting news that the County Planning Commission will be considering the request from SportHouse to convert a vacant beer distributor warehouse into an indoor multi-sport and recreation complex on Edison Way in the North Fair Oaks community. I'm writing to you to endorse this plan and express my hope that the Commission will approve all planning permits associated with the proposed project.

The North Fair Oaks area of Redwood City is in need of more recreation facilities based on the City's 2008 Park Needs Assessment. I know too that the County is concerned with the lack of recreational opportunities, and this will certainly fill a large gap. After reviewing the project plan, I can clearly see that both children and adults will benefit from the experience this new facility brings. I also understand that one of our partners, the Sheriff's Activities League, will be sharing the building for some of its community programs, which also adds value to the project.

I'm also pleased to know that the proposed project has been thoroughly reviewed in an environmental report and no adverse impacts were identified; and that County staff is recommending that the Commission grant approvals. Thank you for considering my correspondence on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Beth", is written over the word "Sincerely,".

Christopher Beth
Director
Parks, Recreation and Community Services
1400 Roosevelt Ave.
Redwood City, CA 94061

Planning-Commission - Support of Sports Complex Nov 16 hearing

From: <crm.adams@comcast.net>
To: Planning-Commission@smcgov.org
Date: 11/7/2011 7:56 AM
Subject: Support of Sports Complex Nov 16 hearing

Dear Chairman and Commissioners,

My children participate in Soccer, Volleyball and many of their games are played in facilities well outside of the Redwood City area. Bringing a new indoor sports complex to this community will meet a growing demand throughout the south peninsula. We were pleased to learn that the new complex will offer a variety of sports programs, including youth and adult soccer, box lacrosse, flag football, basketball and volleyball among other sports where league play can be scheduled throughout the year. I know I speak for a strong constituency in support of the proposed project.

The County staff has evaluated the landowner's proposal on all environmental grounds and is recommending approval. I will not be able to attend the hearing on November 16 to address your Commission. I am hoping to learn that you decide in favor of the application.

Respectfully yours,

Cynthia Adams
321 Beach Park Blvd
Foster City, Ca 94404

Planning-Commission - approval process for THE SPORTS HOUSE

From: "Robert Aguirre" <bobbyaguirre@gmail.com>
To: Planning-Commission@smcgov.org
Date: 11/4/2011 9:24 AM
Subject: approval process for THE SPORTS HOUSE

Hello,

I wanted to voice my opinion regarding the building of The Sport House in RWC.

As a life long San Mateo county resident I could not be more pleased to see the development of facilities that helps promote sports. Sport are what help in the development of our children socially, emotionally and physically.

I'm one of millions of Americans that was diagnosed with Type 2 Diabetes and based on the current statistics, shown below the promotion of good health is imperative to our communities/country.

Also,as you are aware having the opportunity to get children off the streets and get them into an organized facility also benefits us all.

2011 statistics around Diabetes:

Total: 25.8 million children and adults in the United States—8.3% of the population—have diabetes.

Diagnosed: 18.8 million people

Undiagnosed: 7.0 million people

Prediabetes: 79 million people*

New Cases: 1.9 million new cases of diabetes are diagnosed in people aged 20 years and older in 2010.

* In contrast to the 2007 National Diabetes Fact Sheet, which used fasting glucose data to estimate undiagnosed diabetes and prediabetes, the 2011 National Diabetes Fact Sheet uses both *fasting glucose and A1C levels* to derive estimates for undiagnosed diabetes and prediabetes. These tests were chosen because they are most frequently used in clinical practice.

Under 20 years of age

- 215,000, or 0.26% of all people in this age group have diabetes
- About 1 in every 400 children and adolescents has diabetes

Age 20 years or older

- 25.6 million, or 11.3% of all people in this age group have diabetes

Age 65 years or older

- 10.9 million, or 26.9% of all people in this age group have diabetes

Men

- 13.0 million, or 11.8% of all men aged 20 years or older have diabetes

Women

- 12.6 million, or 10.8% of all women aged 20 years or older have diabetes

Race and ethnic differences in prevalence of diagnosed diabetes

After adjusting for population age differences, 2007-2009 national survey data for people diagnosed with diabetes, aged 20 years or older include the following prevalence by race/ethnicity:

- 7.1% of non-Hispanic whites
- 8.4% of Asian Americans
- 12.6% of non-Hispanic blacks
- 11.8% of Hispanics

Among Hispanics rates were:

- 7.6% for Cubans
- 13.3% for Mexican Americans
- 13.8% for Puerto Ricans.

Thank you,

Robert & Andrea Aguirre
San Mateo

Planning-Commission - SportsHouse - in support

From: "Doug Appleton" <dappleton@eastonbellsports.com>
To: Planning-Commission@smcgov.org
Date: 11/11/2011 1:46 PM
Subject: SportsHouse - in support
CC: brian.wood94@gmail.com

Dear Chairman and Commissioners,

I am the founder and president of the Firehawks Lacrosse Club, which is a large youth lacrosse club located in Redwood City. I am also the Director of Lacrosse at Sacred Heart Prep in Atherton. In addition, I am the General Manager of Easton Lacrosse, where we make sports equipment lacrosse, hockey, baseball, football, cycling and snow sports.

We have 350 boys and girls players on the Firehawks, ages K-8th grade, with over 100 players on the waitlist. Lacrosse is the fastest growing sport in the country, and by far the fastest growing sport in this area. We have 17 teams, and would have more if we had additional field space.

Due to the success and growth of the Firehawks Club, we have been able to start varsity lacrosse teams at both Carlmont and Sequoia High Schools in the past two years. The Firehawks is the only feeder for those schools. Our players also feed into Serra HS, Burlingame HS, Menlo-Atherton, Woodside HS, Menlo, Sacred Heart and St. Francis. We currently practice at Sequoia HS, and now that they have started a varsity boys and girls team we will be losing a large portion of our field space.

Bringing a new indoor sports complex to this community will meet a growing demand for lacrosse throughout the south peninsula and allow the Firehawks to continue to grow and feed players into the high school programs. I know I speak for a strong constituency in support of the proposed project.

I will be attending the hearing on 11/16 and plan to speak in favor of the project.

Thank you.

Doug Appleton
San Carlos
650-218-1228

Doug Appleton
General Manager, Easton Lacrosse
Easton-Bell Sports, Inc.
c: 650.218.1228
w: 831.461.7582
dappleton@eastonbellsports.com



Planning-Commission - indoor sports complex in Redwood City

From: "Rebecca Bates" <reblee42@comcast.net>
To: Planning-Commission@smcgov.org
Date: 11/15/2011 8:50 AM
Subject: indoor sports complex in Redwood City
CC: brian.wood94@gmail.com; dappleton@eastonbellsports.com

Dear members of the County Planning Commission,

We live in San Carlos, my son plays and practices at Sequoia High school. My daughter participates in girls lacrosse and many of their games are played in facilities well outside of the Redwood City area. Bringing a new indoor sports complex to this community will meet a growing demand throughout the south peninsula. We were pleased to learn that the new complex will offer a variety of sports programs, including youth and adult soccer, box lacrosse, flag football, basketball and volleyball among other sports where league play can be scheduled throughout the year. I know I speak for a strong constituency in support of the proposed project.

The County staff has evaluated the landowner's proposal on all environmental grounds and is recommending approval. I will not be able to attend the hearing on November 16 to address your Commission. I am hoping to learn that you decide in favor of the application.

Respectfully yours,

Rebecca & Michael Bates

Planning-Commission - SportHouse support

From: "Aimee Becker" <aimee-becker@sbcglobal.net>
To: Planning-Commission@smcgov.org
Date: 11/3/2011 6:30 PM
Subject: SportHouse support

To Whom it May Concern-

I am in support of the proposed sports complex SportHouse. Redwood City is an up and coming city that I am proud to live in especially with the recent improvements to the downtown area.

There are a ton of athletes young and old who will enjoy the complex. What better way to bring residents together than sport? I have played indoor soccer in Santa Clara for year and it would be nice to have a facility closer so I can play more often.

Thanks you for your consideration.

Aimee Becker, Redwood City Resident

Planning-Commission - Sportshouse

From: <psdgt@comcast.net>
To: Planning-Commission@smcgov.org
Date: 11/3/2011 9:56 PM
Subject: Sportshouse

Dear members of the County Planning Commission,

Thank you for this opportunity to express my favorable view regarding the approval of the Sportshouse in Redwood City. Not only would this complex provide much needed services for the children and families of our county, but it also would reduce some of the demands placed on our public venues that are being plagued with budgetary issues.

Sincerely,
Paul Bertana
2610 Mason Lane
San Mateo, CA

Planning-Commission - Recreation Complex

From: <4freeman@comcast.net>
To: Planning-Commission@smcgov.org
Date: 11/12/2011 2:18 PM
Subject: Recreation Complex

Dear members of the County Planning Commission:

Your Commission is scheduled to hold a public hearing on November 16 to consider the request from Sports House to convert a vacant beer distributor warehouse into an indoor multi-sport and recreation complex on Edison Way in the North Fair Oaks community. *I/we* are very excited about the prospects of this facility opening and hope that the Commission will approve all planning permits associated with the proposed project. There is clearly a need for more recreation facilities in the Redwood City area and given the fact limited public funds are available to support the county park and recreation system as well as recreation programs in the surrounding cities. The need for this project is compelling. Our children will benefit from the experience this new facility brings and adults will also take advantage of the three indoor sports fields to be offered. We understand that the County Sheriff will be sharing the building for some of its community programs, thus, making this a unique public-private partnership.

The proposed project has been thoroughly reviewed in an environmental report and no adverse impacts were identified. Your County staff is recommending that the Commission grant approvals. Thank you for considering my correspondence on this matter.

Sincerely,

Freeman Bradley

555 Laurel Ave. #109
San Mateo, Ca.
94401
November 11, 2011

Planning-Commission - Support for The Sports House

From: "Gabriel Brenner" <gabe@nextstepwealth.com>
To: Planning-Commission@smcgov.org
Date: 11/9/2011 10:36 AM
Subject: Support for The Sports House

I want to register my support for The Sports House. The area needs more indoor sports facilities.

Gabe Brenner
2884 Roland Avenue
San Carlos, CA 94070

--

Gabriel Brenner, CFP®
Next Step Wealth, LLC
303 Twin Dolphin Drive
6th Floor
Redwood City, CA 94065
[Google Map](#)

(650)292-0809
(650)292-2244 fax

gabe@nextstepwealth.com
www.nextstepwealth.com

Please remember to contact Next Step Wealth, LLC, in writing, if there are any changes in your personal/financial situation or investment objectives for the purpose of reviewing/evaluating/revising our previous recommendations and/or services, or if you want to impose, add, to modify any reasonable restrictions to our investment advisory services, or if you wish to direct that Next Step Wealth, LLC to effect any specific transactions for your account. A copy of our current written disclosure statement discussing our advisory services and fees continues to remain available for your review upon request.

Planning-Commission - Proposed Sports Facility

From: "Andrea Burfield" <aburfield@comcast.net>
To: Planning-Commission@smcgov.org
Date: 11/8/2011 1:02 PM
Subject: Proposed Sports Facility

To: San Mateo County Planning Commission

From: Andrea Burfield

Re: Proposed sports facility - 3151 Edison Way, North Fair Oaks

Dear Commissioners,

As a resident in Redwood City, I am writing to express my strong support for the proposal to convert a vacant warehouse building, formerly a beer distributorship at corner of Edison and Fifth Avenue, into an indoor sports complex. This project will benefit the general community, especially our young people who need a safe place in North Fair Oaks to engage in positive activity during after school hours and on weekends. Organized leagues will be able to schedule games in a good location that is convenient to local residents and accessible from major thoroughfares. The owners of the property are making a major investment in a facility that will be well received by the surrounding community as the renovated building will also improve the neighborhood's appearance where residential and industrial uses co-existed for many years. I hope the Planning Commission will help make this happen by approving the owner's request for a Zoning Text Amendment and conditional use permit. Thank you.

Sincerely yours,

Andrea Burfield
2067 Seabrook Court
Redwood City CA 94065

Planning-Commission - SportsHouse facility

From: "Katrien and Bob Burlinson" <bob.burlinson@mac.com>
To: Planning-Commission@smcgov.org
Date: 11/11/2011 4:32 PM
Subject: SportsHouse facility
CC: dappleton@eastonbellsports.com; brian.wood94@gmail.com

Dear Planning Commission,

As a resident of San Mateo County and a father of three active boys, I was very excited to learn about the new indoor sports facility, the SportsHouse, being considered.

We often have to drive long distances to get to an indoor facility - and many fellow parents would welcome a place where our kids can exercise - and we won't have to burn so much fuel to get our kids there.

We think that the SportsHouse is a terrific idea and will be extremely popular. Thank you in advance for considering their proposal.

We are happy to speak with you directly in favor of this proposal.

Sincerely,

Bob and Katrien Burlinson

7 Hermosa Place

Menlo Park, CA 94025

Planning-Commission - new indoor sports facility in RWC

From: "Burt, Jon" <Jon_Burt@intuit.com>
To: Planning-Commission@smcgov.org
Date: 11/9/2011 10:29 AM
Subject: new indoor sports facility in RWC

Hello Planning Commission,

I just wanted to state that I support the construction of the proposed Indoor Sports complex. This would be a great addition to San Mateo Country.

Thanks

Jon Burt
301 Oakview Drive
San Carlos, CA

Planning-Commission - Proposed Sports Facility - 3151 Edison Way, North Fair Oaks

From: "John Carlevaris" <jcarlevaris@sldcpa.com>
To: Planning-Commission@smcgov.org
Date: 11/15/2011 11:38 AM
Subject: Proposed Sports Facility - 3151 Edison Way, North Fair Oaks
Attachments: Scan001.pdf

To the San Mateo County Planning Commission,

I am emailing you about my support for the proposed sports facility at 3151 Edison Way, North Fair Oaks.

Please find attached my signed letter of support.

Please let me know if you have any questions.

Thank you.

John



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To: San Mateo County Planning Commission

From: John and Anne Carlevaris

Re: Proposed sports facility - 3151 Edison Way, North Fair Oaks

Dear Commissioners,

As a resident in San Mateo, I am writing to express my strong support for the proposal to convert a vacant warehouse building, formerly a beer distributorship at corner of Edison and Fifth Avenue, into an indoor sports complex. This project will benefit the general community, especially our young people who need a safe place in North Fair Oaks to engage in positive activity during after school hours and on weekends. Organized leagues will be able to schedule games in a good location that is convenient to local residents and accessible from major thoroughfares. The owners of the property are making a major investment in a facility that will be well received by the surrounding community as the renovated building will also improve the neighborhood's appearance where residential and industrial uses co-existed for many years.

I hope the Planning Commission will help make this happen by approving the owner's request for a Zoning Text Amendment and conditional use permit.

Thank you.

A handwritten signature in black ink, appearing to read "John Carlevaris", with a stylized flourish at the end.

John Carlevaris
713 Barneson Avenue
San Mateo, CA 94402

Planning-Commission - Multi-sport and Recreation Complex

From: "Phil Carlevaris" <pc@dpwinc.com>
To: Planning-Commission@smcgov.org
Date: 11/3/2011 3:24 PM
Subject: Multi-sport and Recreation Complex

Dear members of the County Planning Commission:

Your Commission is scheduled to hold a public hearing on November 16 to consider the request from SportsHouse to convert a vacant beer distributor warehouse into an indoor multi-sport and recreation complex on Edison Way in the North Fair Oaks community. *I/we* are very excited about the prospects of this facility opening and hope that the Commission will approve all planning permits associated with the proposed project. There is clearly a need for more recreation facilities in the Redwood City area and given the fact limited public funds are available to support the county park and recreation system as well as recreation programs in the surrounding cities. The need for this project is compelling. Our children will benefit from the experience this new facility brings and adults will also take advantage of the three indoor sports fields to be offered. We understand that the County Sheriff will be sharing the building for some of its community programs, thus, making this a unique public-private partnership.

The proposed project has been thoroughly reviewed in an environmental report and no adverse impacts were identified. Your County staff is recommending that the Commission grant approvals. Thank you for considering my correspondence on this matter.

Sincerely,

Phil Carlevaris
387 Hill Way
San Carlos, Ca., 94070
Cell: 415-559-6411

From: "ivan chan" <ivanhchan@gmail.com>
To: Planning-Commission@smcgov.org
CC: brian.wood94@gmail.com
Date: 11/4/2011 11:08 AM
Subject: Proposed sports facility - 3151 Edison Way, North Fair Oaks

Dear Commissioners,

As a resident in Daly City, San Mateo County, I am writing to express my strong support for the proposal to convert a vacant warehouse building, formerly a beer distributorship at corner of Edison and Fifth Avenue, into an indoor sports complex. This project will benefit the general community, especially our young people who need a safe place in North Fair Oaks to engage in positive activity during after school hours and on weekends. Organized leagues will be able to schedule games in a good location that is convenient to local residents and accessible from major thoroughfares. The owners of the property are making a major investment in a facility that will be well received by the surrounding community as the renovated building will also improve the neighborhood's appearance where residential and industrial uses co-existed for many years. I hope the Planning Commission will help make this happen by approving the owner's request for a Zoning Text Amendment and conditional use permit. Thank you.

Sincerely yours,

Ivan Chan
1405 S. Mayfair Ave
Daly City, CA 94015

Dear Planning Commission,

I was very excited to hear about new indoor facility being proposed on the peninsula. I feel this is a very unique opportunity and support this decision 100%. I currently play in three outdoor adult soccer leagues and until recently played at an indoor facility in Redwood City (it was shut down about 6 months ago). Currently, my teammates and I do not play on an indoor team because the only thing available to us in the South Bay. There is not a comparable indoor sports facility on the peninsula. I see this facility as a win for youth sports, adult sports and the community.

Sincerely,

Allyson Di Cicco
2325 Eastridge Ave #622
Menlo Park, CA 94025

From: "Tony Clifford" <TClifford@familybank.com>
To: Planning-Commission@smcgov.org
Date: 11/3/2011 3:24 PM
Subject: Support of United Indoor Sports Complex

I cannot tell enough positives about Joe Fernando. Joe does his 'due diligence' when it comes to the projects that he is involved with. Joe has a background in recreational facilities and working with children for over 30 years. I worked with Joe at a summer camp program in the San Francisco Mission District called "Summer of Love" sponsored by then Mayor Moscone. Joe continued his work with kids through his volunteer efforts. When it came to recreational facilities, Joe toured the nation to gather ideas before opening his own Billiards Club in Belmont, the Players Club. Once again Joe, with assistance from his partners, has done his homework on this project, United Indoor Sports. As an Athletic Director for a local private grammar school, I can all but tell you that there is a NEED for a space like U.I.S. (pronounced USE, because that is exactly what it will get.....plenty of.....USE!!!!).

Anthony J. Clifford
Executive Vice President
Chief Operating Officer

First National Bank of Northern California
www.fnbncal.com
975 El Camino Real
South San Francisco, CA 94080
(650) 875-4877
(650) 588-9695 (Fax)
E-mail: tclifford@familybank.com

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From: "Jeff Crowell" <jcrowell442000@yahoo.com>
To: Planning-Commission@smcgov.org
Date: 11/3/2011 10:05 AM
Subject: Sportshouse

Hello as a active community member and a die hard soccer fan and player, I strongly encourage you to make sportshouse a reality for all of us in the sf area and bay area. Thus would be supported by all soccer players and will even bring traveling squads to play in SF! This is a huge win for all of us! Thank you.
Jeff

Sent from my iPhone

Planning-Commission - In Support of SportsHouse Facility

From: Sudha <sudhadh@gmail.com>
To: Planning-Commission@smcgov.org
Date: 11/14/2011 1:35 PM
Subject: In Support of SportsHouse Facility
CC: sfoote@alethion.com; dappleton@eastonbellsports.com; brian.wood94@gmail.com

Dear Planning Commission,

As a resident of San Mateo County, our family was very excited to learn about the new indoor sports facility being considered. My family and I are involved in many sports including lacrosse and football and we are excited to learn that these and other sports are going to be offered at The SportsHouse. Birthday parties, soccer, baseball and flag football all at one location with a sports café is a big win for families. This is something missing in the San Mateo area. We can't wait to sign up and play.

We hope the Planning Commission will help make this happen by approving the owner's request for a Zoning Text Amendment and conditional use permit. Thank you.

Sincerely,

Sudha Dhandapani

509 Sonora Drive
San Mateo, CA 94402
(650) 906-9444

From: "Mark diTargiani" <Mark.diTargiani@trinet.com>
To: Planning-Commission@smcgov.org
Date: 11/9/2011 4:41 PM
Subject: Sports House

I support the project. As a lacrosse coach for the Firehawks, we need more space and time. This facility would expand our options and make us a good and consistent possible renter.

Best

Mark diTargiani
San Carlos, CA

Planning-Commission

From: "Chuck & Janice Donegan" <cwdjld@att.net>
To: Planning-Commission@smcgov.org
Date: 11/3/2011 6:32 PM

My grandchildren would enjoy the sports facility they want to build in Redwood City.....How wonderful to have a place to participate in sports year round close to home.....I do hope you will approve the building of "The Sports House".....Thank you Janice Donegan, San Mateo, Ca 94403

Planning-Commission - The SportsHouse

From: "Nicole Donegan" <donegan.nicole@gmail.com>
To: Planning-Commission@smcgov.org
Date: 11/3/2011 12:34 PM
Subject: The SportsHouse

Dear Planning Commission,

As a resident of San Mateo County, I was very excited to learn about the new indoor sports facility being considered. My family and I are involved in many sports including softball, soccer and volleyball I and am excited to learn that these and other sports are going to be offered at The SportsHouse. Birthday parties, soccer, softball and many other sports all at one location with a sports café, this is a big win for families. This is something missing in San Mateo for years. My family can't wait to sign up and play.

Sincerely,

Nicole Donegan
409 Santa Clara Way
San Mateo, CA 94403

Planning-Commission - Support for SportsHouse Sports Facility in RWC

From: "Lee Dorsey" <leedorsey@me.com>
To: Planning-Commission@smcgov.org
Date: 11/14/2011 10:44 AM
Subject: Support for SportsHouse Sports Facility in RWC
CC: dappleton@eastonbellsports.com; brian.wood94@gmail.com

Dear Chairman and Commissioners,

My children participate in lacrosse with the Firehawks in Redwood City, and many of their games are played in facilities well outside of the Redwood City area. Bringing a new indoor sports complex to this community will meet a growing demand throughout the south peninsula. We were pleased to learn that the new complex will offer a variety of sports programs, including youth and adult soccer, box lacrosse, flag football, basketball and volleyball among other sports where league play can be scheduled throughout the year. I know I speak for a strong constituency in support of the proposed project.

The County staff has evaluated the landowner's proposal on all environmental grounds and is recommending approval. I will not be able to attend the hearing on November 16 to address your Commission. I am hoping to learn that you decide in favor of the application.

Respectfully yours,

Lee Dorsey

537 Avenue Del Ora
Redwood City, CA

Planning-Commission - SportsHouse plans

From: "selina dwight" <ssdwight@gmail.com>
To: Planning-Commission@smcgov.org
Date: 11/12/2011 9:56 AM
Subject: SportsHouse plans
CC: whdwight@yahoo.com; brian.wood94@gmail.com; dappleton@eastonbellsports.com

Dear Planning Commission,

We are writing in support of the SportsHouse being built in Redwood City. Lacrosse is growing rapidly in California, and having a reasonably close facility for kids to play all year long would be extremely beneficial. Currently, we live in Palo Alto and have to choose between driving to San Jose or Oakland for similar experiences - traffic sometimes makes this prohibitive. From our experiences, such a facility, which combines sports amenities with social amenities such as a restaurant, bar, and TV, invites people to participate in sports in a community-centric way. The indoor aspect of it makes it possible to play even during inclement weather. Our family (with 4 boys who play lacrosse, hockey, and soccer) would definitely be avid participants! We greatly encourage you to approve the building of this facility!

Thank you,
Selina & Bill Dwight
Palo Alto, CA

Planning-Commission - Proposed North Fair Oaks Sports Complex

From: "victor esposto" <vm2425@att.net>
To: Planning-Commission@smcgov.org
Date: 11/13/2011 7:57 PM
Subject: Proposed North Fair Oaks Sports Complex
CC: john@jmwassociates.com

To: The San Mateo County Planning Commission & The Honorable Board of Supervisors,

RE: Noth Fair Oaks Sports Complex

I am writing in support of the propped North Fair Oaks Sports Complex. I have been a resident of San Mateo County for 37 years and have raised three children and have 6 grandchildren. Growing up my children were all involved in local and school sports and extracurricular activities. These proved to be wonderful opportunities that allowed my children and myself to make lifelong friends, learn about being a team player and also gave us a real connection to our community. Now that our children are grown and we are watching our grandchildren play sports and dance with many of the same community programs in San Bruno, Millbrae, Burlingame and San Mateo. I can see the positive effect these opportunities are having on them.

I believe that the transformation of the former Coors building into a sports complex would be wonderful for the North Fair Oaks community. In this day with so many families working long hours and many state and local programs being cut I think that it is essential that children have these types of places that they can go to as outlets and places of support. As I mentioned above families will also have the opportunities to meet together at this venue to build friendships.

Thank you for your time.

Sincerely,

Vic and Marilyn Esposot

2425 Whitman Way

San Bruno, CA 94066

From: "Dave Falca" <dfalca@aol.com>
To: Planning-Commission@smcgov.org
Date: 11/3/2011 7:23 AM
Subject: Need indoor facility!

I support the new facility, occur is a all age all sex sport and ,ore venues that support private entrepreneurs is better. Vote yes.

D

Dave Falca
Northern CA Manager
Spineology
916-715-2495

Planning-Commission - SportsHouse Redwood City

From: "Laura Moreno Fox" <lauram_us@yahoo.com>
To: Planning-Commission@smcgov.org; lauram_us@yahoo.com
Date: 11/11/2011 11:35 PM
Subject: SportsHouse Redwood City
CC: dfox415@gmail.com; dappleton@eastonbellsports.com; brian.wood94@gmail.com

To whom it may concern:

<!--[if !supportEmptyParas]--> <!--[endif]-->

I grew up in Redwood City and am familiar with the neighborhood that the proposed SportsHouse will hopefully be built. It would be a big improvement to the area because it will:

<!--[if !supportEmptyParas]--> <!--[endif]-->

1. Provide families/community members a place to enjoy year round.
2. Help with team building that would benefit all.
3. Employ local people and bring income to Redwood City.
4. Offer children a place to be athletic, since Physical Education is being cut back in public schools due to budget cuts.

<!--[if !supportEmptyParas]--> <!--[endif]-->

I hope that you will take this all into consideration when making your decision.

<!--[if !supportEmptyParas]--> <!--[endif]-->

Sincerely,

Laura Moreno Fox

(mother of 3 boys)

Planning-Commission - SportsHouse

From: "Kim Freitas" <kim.freitas@gmail.com>
To: Planning-Commission@smcgov.org
Date: 11/11/2011 3:55 PM
Subject: SportsHouse

As a parent of 3 grade school children of Redwood City public schools, I strongly support the Sportshouse as a valuable asset for our city. We have few parks with big fields and play space for older children or children playing team sports. An all weather facility that is family oriented would be a plus.

I hope the approval is forthcoming, Redwood City and San Mateo County would see benefit from this complex.

Regards

Kim Freitas
535 Buena Vista Ave
Redwood City, 94061
650-364-2435

Planning-Commission - Support for SportsHouse project

From: "Patrick Gannon" <patrick.gannon@gmail.com>
To: Planning-Commission@smcgov.org
Date: 11/8/2011 7:56 PM
Subject: Support for SportsHouse project

Dear members of the County Planning Commission:

Your Commission is scheduled to hold a public hearing on November 16 to consider the request from SportsHouse to convert a vacant beer distributor warehouse into an indoor multi-sport and recreation complex on Edison Way in the North Fair Oaks community.

I am very excited about the prospects of this facility opening and hope that the Commission will approve all planning permits associated with the proposed project. There is a need for more recreation facilities in the Redwood City area. Given the fact limited public funds are available to support the county park and recreation system, the need for this project is compelling. Our children will benefit from the experience this new facility brings and adults will also take advantage of the three indoor sports fields to be offered.

The proposed project has been thoroughly reviewed in an environmental report and no adverse impacts were identified. Your County staff is recommending that the Commission grant approvals. Thank you for considering my correspondence on this matter.

Sincerely,

Patrick Gannon
Redwood City, CA

Planning-Commission - Sports facility in Redwood City

From: "Goblirsch, Anthony" <Anthony.Goblirsch@netapp.com>
To: Planning-Commission@smcgov.org
Date: 11/9/2011 8:03 AM
Subject: Sports facility in Redwood City

We support this project.

Thanks,

Anthony Goblirsch
650.703.0874

From: "Hope Goblirsch" <hopetuck@hotmail.com>
To: Planning-Commission@smcgov.org
Date: 11/5/2011 8:28 AM
Subject: Support of the Sports House

Dear Planning Commission,

I am writing to let you know of my support of the Sports House in Redwood City.
I think a venue like this would be great on the Peninsula.

Thank you,

Hope Goblirsch

Planning-Commission - Proposed Sports Facility in Redwood City

From: "Goblirsch, Terry" <Terry.Goblirsch@lifetech.com>
To: Planning-Commission@smcgov.org
Date: 11/8/2011 10:22 AM
Subject: Proposed Sports Facility in Redwood City

Dear Members of the County Planning Commission,

We would like to communicate our support for the proposed SportsHouse facility.

Thank you,

Mr. & Mrs. R. C. Goblirsch
San Mateo, CA 94404

Planning-Commission - Letter In Support of SportsHouse

From: "Dan Gordon" <dgordon@gordonbiersch.com>
To: Planning-Commission@smcgov.org
Date: 11/13/2011 11:12 PM
Subject: Letter In Support of SportsHouse

Dear San Mateo County Planning Commission,

I am an 18 year resident of Redwood City and look forward to the opening of the Sport House. It will be a tremendous addition to our county and a fantastic operation. I have known the principals , Brian Wood, Marcus Maita, and Joe Fernando for over a decade and can attest to the quality and integrity they represent. We are very fortunate that they have elected to build their complex in Redwood City and I look forward to attending my daughter's lacrosse and indoor soccer games at the SportsHouse. It will benefit everyone in our community.

Please get behind this project in full force.

Sincerely,

Dan

Dan Gordon
Gordon Biersch Brewing Company
357 E. Taylor St.
San Jose, CA 95112
Direct tel. 408-792-1511 Fax 408-278-1406
Cell 408-230-0041
dgordon@gordonbiersch.com
www.gordonbiersch.com

Planning-Commission - In support of SportsHouse

From: "Carol Hamilton" <carol_hamilton@yahoo.com>
To: Planning-Commission@smcgov.org; carol_hamilton@yahoo.com
Date: 11/14/2011 12:43 PM
Subject: In support of SportsHouse
CC: dappleton@eastonbellsports.com; brian.wood94@gmail.com

Dear Commissioners,

We have three children who participate in lacrosse and soccer and many of their games are played in facilities located far from the Redwood City area. Adding a new indoor sports complex to this community will help meet a growing demand for athletic facilities throughout the Peninsula. We were thrilled to learn that the new complex will offer a variety of sports programs, including youth and adult soccer, box lacrosse, flag football, basketball and volleyball among other sports where league play can be scheduled throughout the year. Having our children play locally is great for them, for us as parents and for our entire community.

The San Mateo County staff has evaluated the landowner's proposal on all environmental grounds and is recommending approval. We regret we will not be able to attend the hearing on November 16 to share our support of this project directly with you. We look forward to your thoughtful review and approval of this project.

Respectfully yours,

Carol and John Hamilton
150 Fox Hollow Rd
Woodside

Planning-Commission - "SportsHouse".

From: "Harris, Sally MD" <harriss4@pamf.org>
To: Planning-Commission@smcgov.org
Date: 11/11/2011 1:49 PM
Subject: "SportsHouse".
CC: dappleton@eastonbellsports.com; brian.wood94@gmail.com

I am in support for building the proposed new indoor lacrosse/soccer complex in Redwood City, to be called "SportsHouse". I urge the San Mateo planning commission to approve this project. This will be a much needed and wonderful facility for the community.

Sally Harris, MD
Pediatric and Adolescent Sports Medicine Specialist
Palo Alto Medical Clinic
and
San Mateo County resident

Planning-Commission - SportsHouse facility

From: "Danny Hawawini" <hbomb47@hotmail.com>
To: Planning-Commission@smcgov.org
Date: 11/3/2011 9:31 AM
Subject: SportsHouse facility

Dear members of the County Planning Commission:

Your Commission is scheduled to hold a public hearing on November 16 to consider the request from SportsHouse to convert a vacant beer distributor warehouse into an indoor multi-sport and recreation complex on Edison Way in the North Fair Oaks community. I would be very excited about the prospects of this facility opening and hope that the Commission will approve all planning permits associated with the proposed project. There is clearly a need for more recreation facilities in the Redwood City area and given the fact limited public funds are available to support the county park and recreation system as well as recreation programs in the surrounding cities. The need for this project is compelling. Our children will benefit from the experience this new facility brings and adults will also take advantage of the three indoor sports fields to be offered. We understand that the County Sheriff will be sharing the building for some of its community programs, thus, making this a unique public-private partnership.

The proposed project has been thoroughly reviewed in an environmental report and no adverse impacts were identified. Your County staff is recommending that the Commission grant approvals. Thank you for considering my correspondence on this matter.

Sincerely,

Danny Hawawini
1241 Rosalia Ave
San Jose, CA 95117

Planning-Commission - Sports House (Sports Complex)

From: Pete <financier@comcast.net>
To: Planning-Commission@smcgov.org
Date: 11/3/2011 1:51 PM
Subject: Sports House (Sports Complex)

Members of the Commission:

Thank you in advance for your consideration of this very important matter in our community. I would just like to voice my enthusiastic support for the proposed Sports Complex coming before the commission next week. As a fitness professional, it is obvious that we need more such facilities in the county to facilitate and encourage a sports and fitness lifestyle in an overweight population. Sports and fitness are essential to fighting hypertension, diabetes, heart disease and other maladies which are running in epidemic proportion and driving health care costs through the roof in this county. Moreover, sports are an excellent opportunity for young people to blow off steam in a productive fashion rather than wandering the streets aimlessly in search of "something to do". I would be more than happy to entertain any questions you have on this matter via email, phone or in person.

Please consider this when voting. Thank you.

Pete Hayden, Personal Trainer
Foster City, CA 94404
650.350.2100

Karma is the great equalizer

Planning-Commission - Sports House Complex - N. Fair Oaks

From: <lisaherrle@comcast.net>
To: Planning-Commission@smcgov.org
Date: 11/9/2011 8:27 AM
Subject: Sports House Complex - N. Fair Oaks

Dear members of the County Planning Commission:

Your Commission is scheduled to hold a public hearing on November 16 to consider the request from SportsHouse to convert a vacant beer distributor warehouse into an indoor multi-sport and recreation complex on Edison Way in the North Fair Oaks community. We are very excited about the prospects of this facility opening and hope that the Commission will approve all planning permits associated with the proposed project.

We fully support this proposed project.

Sincerely,
Greg & Lisa Herrle
352 Montserrat Dr.
Redwood City, CA

Planning-Commission - in support of the Sports House

From: "Huisman, Gjalt" <Gjalt.Huisman@codexis.com>
To: Planning-Commission@smcgov.org
Date: 11/10/2011 9:42 AM
Subject: in support of the Sports House

Dear Planning Commission,

I write to you in support of the Sports House facility.

As a coach for a San Carlos CY team and having coached AYSO teams as well as AYSO coaches, the opportunity for our children to not only play sports, but to play sports year round, light or day is invaluable to improve their fitness as well as communication and team work skills. With the abundant availability of electronic tools, it is so easy for our youth to sit on the couch and exercise their fingers on the small keyboards and games. They need more and a local indoor sports facility would give us coaches a way to keep them involved in sports.

I hope you will decide to support this program.

Best regards,

Gjalt W. Huisman
2682 Eaton Ave
Redwood City, CA 94062

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Planning-Commission - Support for SportsHouse in Redwood City

From: "Linda Hutchings" <lindahutchings70@gmail.com>
To: Planning-Commission@smcgov.org
Date: 11/7/2011 2:13 PM
Subject: Support for SportsHouse in Redwood City
CC: "Linda Hutchings" <lindahutchings70@gmail.com>

Dear members of the County Planning Commission:

As a resident of San Mateo County, I was very excited to learn about the new indoor sports facility being considered. My family and I are involved in many sports including soccer, volleyball, basketball and flag football. We are excited to learn that these and other sports are going to be offered at The SportsHouse. Birthday parties, soccer, baseball and flag football all at one location with a sports café, this is a big win for families. This is something missing in San Mateo for years. I can't wait to sign up and play.

Sincerely yours,

Linda Hutchings
2846 Holland St.
San Mateo, CA 94403

Planning-Commission - New sports complex

From: "pat hynes" <phynesla@yahoo.com>
To: Planning-Commission@smcgov.org; phynesla@yahoo.com
Date: 11/2/2011 10:40 PM
Subject: New sports complex
CC: brian.wood94@gmail.com

Dear Planning Commission,

I was very happy to hear about the new indoor sports facility being considered in San Mateo . Specifically as a active soccer player it good news to hear about a new complex on the Peninsula in between San Jose and San Francisco, in my opinion it is much needed. It will be a great asset to the community to have a family complex for fun and exercise.

Sincerely,

Patrick Hynes
25274 La Loma Drive
Los Altos Hills , CA 94022

Planning-Commission - Note of Support - SportsHouse

From: "Anderson, Jevan" <Jevan.Anderson@rbccm.com>
To: Planning-Commission@smcgov.org
Date: 11/14/2011 5:15 PM
Subject: Note of Support - SportsHouse
CC: dappleton@eastonbellsports.com; brian.wood94@gmail.com

To: San Mateo County Planning Commission

From: Jevan F. Anderson - 1819 Doris Drive, Menlo Park

Re: Proposed sports facility - 3151 Edison Way, North Fair Oaks

November 14, 2011

Dear Commissioners,

As a resident in Menlo Park, I am writing to express my strong support for the proposed SportsHouse facility in Redwood City. I recognize that there are always two sides to a debate, but as a significant tax payer in San Mateo County, I would greatly welcome an indoor sports facility like SportsHouse. I find the proposal to convert a vacant warehouse building, formerly a beer distributorship at corner of Edison and Fifth Avenue, into an indoor sports complex to be very compelling. This project will benefit the general community, especially our young people who need a safe place in North Fair Oaks to engage in positive activity during after school hours and on weekends. Organized leagues will be able to schedule games in a good location that is convenient to local residents and accessible from major thoroughfares. A quality athletic facility that will be well-utilized by San Mateo (and other) County residents as a clean and safe venue for year-round sports. As a father of three active children, having access to a place for more sports and less video games (clearly a major issue in today's child obesity-filled society) would be awesome! I've seen similar facilities become very successful in towns on the East Coast and envision the same for SportsHouse.

The owners of the property are making a major investment in a facility that will be well received by the surrounding community as the renovated building will also improve the neighborhood's appearance where residential and industrial uses co-existed for many years. I hope the Planning Commission will help make this happen by approving the owner's request for a Zoning Text Amendment and conditional use permit.

Please feel free to reach out to me with any questions or if you need more support. Thank you.

Sincerely,

Jevan F. Anderson
 1819 Doris Drive
 Menlo Park, CA 94025

Jevan Anderson | Managing Director | Global Technology Investment Banking | **RBC Capital Markets** |
 Two Embarcadero Center, 12th Floor | San Francisco, CA 94111 | T: 415 633 8542 | M: 650 804 5014 | jevan.anderson@rbccm.com |

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Planning-Commission - Please support SportHouse!

From: "Sook Cho Jung" <sook_cho@yahoo.com>
To: Planning-Commission@smcgov.org; sook_cho@yahoo.com
Date: 11/14/2011 10:13 PM
Subject: Please support SportHouse!
CC: mqjung@gmail.com; dappleton@eastonbellsports.com; brian.wood94@gmail.com

Dear members of the County Planning Commission:

Your Commission is scheduled to hold a public hearing this Wednesday, November 16 to consider the request from SportsHouse to convert a vacant beer distributor warehouse into an indoor multi-sport and recreation complex on Edison Way in the North Fair Oaks community. We are very excited about the prospects of opening this facility and hope that the Commission will approve all planning permits associated with the proposed project. There is a definite need for more recreation facilities in the Redwood City area and given the fact that limited public funds are available to support the county park and recreation system. The need for this project is compelling. Our children will benefit from the experience this new facility brings and adults will also take advantage of the three indoor sports fields to be offered. We understand that the County Sheriff will be sharing the building for some of its community programs, thus, making this a unique public-private partnership.

The proposed project has been thoroughly reviewed in an environmental report and no adverse impacts were identified. Your County staff is recommending that the Commission grant approvals. Thank you for your consideration.

Sincerely,

Sook and Mike Jung (parents to Carter and Brady Jung, ages 8 and 6 respectively)
2127 Oakley Ave.
Menlo Park, CA 94025

Planning-Commission - Support for SportsHouse

From: "Chrissie Kremer" <chrissie_kremer@sbcglobal.net>
To: Planning-Commission@smcgov.org
Date: 11/14/2011 12:05 PM
Subject: Support for SportsHouse

Dear Planning Commission,

I'd like to express my support of the SportsHouse project to be built in Redwood City.

Having lived in San Mateo county for over 40 years, and having three boys who are involved in sports, I see the incredible need for a facility such as the SportsHouse! Our family has been actively involved in lacrosse for the past 6 years and see the constant need for fields. In addition, my son has been playing indoor lacrosse for the past few years and I am having to drive an hour, either to Alameda or South San Jose, to facilities that allow him access to the sport. To have an indoor lacrosse facility in the area is sorely needed!

Our family fully endorses the SportsHouse and can't wait for it!

Sincerely,
Chrissie Kremer

Planning-Commission - Proposed lacrosse facility in Redwood City

From: "David Lane" <david4lane@gmail.com>
To: Planning-Commission@smcgov.org
Date: 11/12/2011 3:41 PM
Subject: Proposed lacrosse facility in Redwood City
CC: lanegrayson@yahoo.com; dappleton@eastonbellsports.com; brian.wood94@gmai...

I ask you to approve the proposed indoor lacrosse building in RWC. Lacrosse is a very popular sport in this area, and there are limited fields on which to play, especially indoor locations. My son is currently required to drive to San Jose for a comparable facility.

Thank you.

David Lane

Menlo Park

Planning-Commission

From: "Sean Lynden" <SLynden@goldhillcapital.com>
To: "Planning-commission@co.sanmateo.ca.us" <Planning-commission@co.sanmateo...
Date: 11/9/2011 2:52 PM
CC: "brian.wood94@gmail.com" <brian.wood94@gmail.com>, "Monica Morey" <monic...

Dear Planning Commission,

I was very excited to hear about new indoor facility being proposed on the peninsula. I feel this is a very unique opportunity and one I support. I currently play in an adult soccer league outdoors and hope to someday play locally indoors. Currently, if my teammates and I want to play indoors, we very limited in the number of places to play. I see this facility as a win for youth sports and adult sports.

Sincerely,

Sean Lynden

Sean Lynden
Founding Partner
GOLD HILL CAPITAL
1 Almaden Blvd., Suite 630
San Jose, CA 95113
408-532-5852
slynden@goldhillcapital.com
www.goldhillcapital.com

Planning-Commission - Support for "SportsHouse"

From: "Ken Mallon" <kpmallon@yahoo.com>
To: Planning-Commission@smcgov.org; kpmallon@yahoo.com
Date: 11/11/2011 2:44 PM
Subject: Support for "SportsHouse"
CC: brian.wood94@gmail.com; dappleton@eastonbellsports.com

Dear members of the San Mateo County Planning Commission,

I understand there is hearing this Wednesday concerning the proposed indoor sports complex. As I cannot attend this Wednesday, I wanted to write to you to express my support. For the past 9 years, I have coached soccer, baseball and flag football in Hillsborough, San Mateo and Foster City. In addition, my son has enjoyed Lacrosse (a sport that I happily watch from the sideline).

One of the biggest problems facing our sports leagues is having sufficient facilities in which to practice and play. My football team has been kicked out of Central Park (they don't allow organized leagues) and scrambled to use empty parks in Foster City. Baseball teams I have coached have had to resort to using very small fields or field with uneven or dangerous turf. One year, turf issues resulted in 3 injuries to my team. In addition, my son's lacrosse team has scrambled at times to find places to practice and host games.

Increasingly, public school facilities are not the answer. As public schools in the area become more crowded, construction at these schools can encroach on and even eliminate school play areas. My son attends Baywood school which has no grass play area and is now losing 80% of it's hard court play area due to construction. As a result, it is becoming increasingly difficult for various sports leagues to find fields on which to practice and play.

This problem is not due to a lack of money -- I've coached in areas in which there is ample financial support from parents. The issue is space and facilities. So, I think there is substantial revenue potential associated with this new facility as well and there can be job creation in the form of the restaurants and retail that can exist with the facility.

In conclusion, let me reiterate my strong support for this as it will enhance youth sports in this county, be a revenue producer and even create some jobs.

Thank-you for your time and please don't hesitate to contact me if you need further input.

Ken Mallon

From: <jfmanning@rocksolidfilms.com>
To: Planning-Commission@smcgov.org
Date: 11/13/2011 7:52 PM

Dear Sir/Madam,

I write in support of the SportsHouse project. This new soccer/lacrosse complex will provide essential field space for many teams in Redwood City and moreover will create a space for kids and their parents to experience these sports together. It is hard to conceive of a better, more productive use for the space and I hope the commission will consider the overwhelming benefits of such a project when voting yes to approve it.

Thank you for considering my opinion.

Sincerely,

Jeremiah Manning

Planning-Commission - The Sport House Project

From: "Andrew Moore" <andrewmoore10@gmail.com>
To: Planning-Commission@smcgov.org
Date: 11/9/2011 10:40 AM
Subject: The Sport House Project

Dear Planning Commission,

I support this project.

I have lived in Redwood City for my entire life. I started playing soccer at Hoover school when I was 8; I am now 50 something.

Soccer has come a very long way from when I was playing locally. And has the emphasis on physical activity. There is no argument the benefits of a physically active for youth or adult. To have facilities like this in an area that have a large population that enjoy playing sports and also in an area where there are field limitations would nothing but a positive impact

I hope to see this project approved.

Kind Regards,

Andy Moore

Planning-Commission - SportsHouse Proposal - 3151 Edison Way in North Fair Oaks

From: "Mike Murphy" <mike.murphy.home@gmail.com>
To: Planning-Commission@smcgov.org
Date: 11/13/2011 8:18 PM
Subject: SportsHouse Proposal - 3151 Edison Way in North Fair Oaks
CC: dappleton@eastonbellsports.com; brian.wood94@gmail.com

Dear Members of the San Mateo County Planning Commission,

I am a parent of 4 active boys in San Mateo County. My family and i are excited about the proposed project that you are currently considering for approval. My sons play lacrosse, flag football and basketball. It would be wonderful to have access to a great indoor facility that families throughout San Mateo County can enjoy year round.
Imagine the added benefit to selling prospective companies into locating their offices in Redwood City and San Mateo County!!

I have spoken with many parents who are as passionate about this project as I am and confidently speak for all of us in saying that we are extremely hopeful that you will approve this project.
I look forward to attending the hearing on November 16th and addressing the commission in support of this facility.

Sincerely,

Mike Murphy
83 Fairview Avenue
Atherton, CA 94027

Planning-Commission - SUPPORT for SPORTSHOUSE in REDWOOD CITY

From: "John Murray" <jmurray@gcasavvian.com>
To: Planning-Commission@smcgov.org
Date: 11/14/2011 10:02 AM
Subject: SUPPORT for SPORTSHOUSE in REDWOOD CITY
CC: brian.wood94@gmail.com; dappleton@eastonbellsports.com

Dear San Mateo County Planning Commission,

Please accept this email as my notice for support of the proposed SportsHouse facility in Redwood City. We live in Atherton and we are good customers of the Ice Oasis facility and many other businesses in Redwood City. We will use and support the SportsHouse in Redwood City!

Thank you, John.

My contact information is:

HOME

John Murray
40 Isabella Ave
Atherton, CA 94027
650-328-5450

WORK

John Murray
Managing Director
GCA Savvian Advisors
150 California Street
San Francisco, CA 94111

Office: (415) 318-3670
Mobile: (650) 430-0202
Email: jmurray@gcasavvian.com

Planning-Commission - SportsHouse in Redwood City - a must!

From: "Andy Naylor" <anaylor2002@yahoo.com>
To: Planning-Commission@smcgov.org; anaylor2002@yahoo.com
Date: 11/2/2011 10:20 PM
Subject: SportsHouse in Redwood City - a must!
CC: brian.wood94@gmail.com

Planning Commission of San Mateo County,

I have been an active soccer player for over 35 years in the community. I read about the potential SportsHouse being build and love the idea. We need to invest in our community in an active healthy way and support our community. This is a great opportunity for everyone and I look forward to the opening.

Thank you,
Andy Naylor
650-793-7162 cell
anaylor2002@yahoo.com

Planning-Commission - The Sports House

From: "ALEXANDER OSSIPOFF JR" <luandal99@sbcglobal.net>
To: Planning-Commission@smcgov.org; luandal99@sbcglobal.net
Date: 11/7/2011 1:08 PM
Subject: The Sports House
CC: daisyfer@comcast.net

We are in favor of this project. Mr. & Mrs. Al Ossipoff.

Dear Planning Commission,

As a resident of San Mateo County, I was very excited to learn about the new indoor sports facility being considered. My family and I are involved in many sports including soccer, basketball and lacrosse. I am excited to learn that these and other sports are going to be offered at The SportsHouse. Birthday parties, soccer, baseball and flag football all at one location with a sports café, this is a big win for families.

This is something missing in San Mateo for years. At the beginning of every season, the limited playable fields leads to anxiety for many community volunteer coaching parents and sport staffs to find a safe place for our children to practice. With a growing number of community participation and minimal field space this additional will add to help fill the urgent need.

Our family looks forward to having a place to go and play with many other friends and families in the community.

Sincerely,

John Phua
1860 Randall Road
San Mateo, CA 94402

Planning-Commission - Indoor Sports Complex Redwood City

From: "Michele Phua" <michelephua@gmail.com>
To: Planning-Commission@smcgov.org
Date: 11/13/2011 9:35 AM
Subject: Indoor Sports Complex Redwood City
CC: dappleton@eastonbellsports.com; brian.wood94@gmail.com

Dear Planning Commission,

As a resident of San Mateo County, I was very excited to learn about the new indoor sports facility being considered. My family and I are involved in many sports including lacrosse and soccer for many years and are excited to learn that these and other sports are going to be offered at The SportsHouse.

I remember visiting an indoor sports complex in Alameda a couple of years ago and thinking that the Mid Peninsula was (and still is) in desperate need of an indoor complex for the growing demand of facility for youth sports. I even know many boys from 9 to 15 years of age travel as far to Oakland and South San Jose in order to get some indoor space for their play. In addition, for my son's lacrosse and soccer teams, we had traveled 70% of the time outside of the Mid-Peninsula due to lack of field space here. Having an indoor complex will be such a great solution for our area and also during the rainy season.

Birthday parties, soccer, baseball and flag football all at one location with a sports café, this is a big win for families. This is something missing in San Mateo County for years. We can't wait to see the complex become a reality in Redwood City. Thank you for your consideration.

Sincerely,

Michele Phua

205 De Anza Blvd #135

San Mateo, CA 94402

Planning-Commission - strongly in support of a new sports complex in NFO/RWC

From: "jim price" <jim.price@gmail.com>
To: Planning-Commission@smcgov.org
Date: 11/14/2011 5:55 PM
Subject: strongly in support of a new sports complex in NFO/RWC
CC: dappleton@eastonbellsports.com; brian.wood94@gmail.com

Dear Chairman and Commissioners,

My children participate (and I have coached and managed) in both soccer and lacrosse teams and as a consequence of the tremendous demand for field space many of their games are played in facilities well outside of the Redwood City area. Bringing a new indoor sports complex to this community will meet that growing demand throughout the mid & south peninsula. I was pleased to learn that the new complex will offer a variety of sports programs, including youth and adult soccer, box lacrosse, flag football, basketball and volleyball among other sports where league play can be scheduled throughout the year. I know I speak for a strong constituency in support of the proposed project.

The County staff has evaluated the landowner's proposal on all environmental grounds and is recommending approval. I will not be able to attend the hearing on November 16 to address your Commission. I am hoping to learn that you decide in favor of the application.

Respectfully yours,

--

Jim Price
Silicon Valley, CA
650-804-8078

Planning-Commission - Sports House - In Favor of It

From: "Kurt Ricci" <kurtr Ricci@gmail.com>
To: Planning-Commission@smcgov.org
Date: 11/3/2011 5:17 PM
Subject: Sports House - In Favor of It
CC: christiericci@gmail.com

To: San Mateo County Planning Commission

From: Kurt Ricci

Re: Proposed Sports Facility - 3151 Edison Way, North Fair Oaks

Dear Commissioners,

As a resident in San Mateo, I am writing to express my strong support for the proposal to convert a vacant warehouse building, formerly a beer distributorship at corner of Edison and Fifth Avenue, into an indoor sports complex. This project will benefit the general community, especially our young people who need a safe place in North Fair Oaks to engage in positive activity during after school hours and on weekends. Organized leagues will be able to schedule games in a good location that is convenient to local residents and accessible from major thoroughfares.

The owners of the property are making a major investment in a facility that will be well received by the surrounding community as the renovated building will also improve the neighborhood's appearance where residential and industrial uses co-existed for many years. I hope the Planning Commission will help make this happen by approving the owner's request for a Zoning Text Amendment and conditional use permit. Thank you.

Sincerely yours,
Kurt Ricci
207 Arbor Lane, San Mateo, CA 94403

Planning-Commission - Regardi9ng sportshouse project Redwood City

From: <financeplanner2@aol.com>
To: Planning-Commission@smcgov.org
Date: 11/9/2011 9:52 AM
Subject: Regardi9ng sportshouse project Redwood City

I know you are having your meeting on November 16th regarding the proposed sports house project. I want to go on record as stating what a great contribution it would make to the city and the Fair Oaks area. It would be a wonderful place for children and teens to actively participate in sports, teamwork and help contribute to their citizenship. I look forward to your approval of the project.

Regards,
Mike Roberts

Planning-Commission - Proposed sports facility - 3151 Edison Way, North Fair Oaks

From: "Donald Robertson" <dona1dfjr@yahoo.com>
To: Planning-Commission@smcgov.org; dona1dfjr@yahoo.com
Date: 11/8/2011 5:54 PM
Subject: Proposed sports facility - 3151 Edison Way, North Fair Oaks

To: San Mateo County Planning Commission

From: Donald Robertson

Re: Proposed sports facility - 3151 Edison Way, North Fair Oaks

Dear Commissioners,

As a resident in Rewood Shores, I am writing to express my strong support for the proposal to convert a vacant warehouse building, formerly a beer distributorship at corner of Edison and Fifth Avenue, into an indoor sports complex. This project will benefit the general community, especially our young people who need a safe place in North Fair Oaks to engage in positive activity during after school hours and on weekends. Organized leagues will be able to schedule games in a good location that is convenient to local residents and accessible from major thoroughfares. The owners of the property are making a major investment in a facility that will be well received by the surrounding community as the renovated building will also improve the neighborhood's appearance where residential and industrial uses co-existed for many years. I hope the Planning Commission will help make this happen by approving the owner's request for a Zoning Text Amendment and conditional use permit. Thank you.

Sincerely yours,

Donald Robertson
3054 Whisperwave Cir
Redwood City, CA

Planning-Commission - Support for proposed indoor sports complex in RWC

From: "e rockwell" <ef.rockwell@yahoo.com>
To: Planning-Commission@smcgov.org; ef.rockwell@yahoo.com
Date: 11/11/2011 1:57 PM
Subject: Support for proposed indoor sports complex in RWC
CC: dappleton@eastonbellsports.com; brian.wood94@gmail.com

Dear Chairman and Commissioners,

I am a resident of Redwood City and my children are active in RWC area sports including AYSO, Juventus soccer and Firehawks lacrosse among others. Some of these sports require travel and in particular to indoor sports complexes such as in San Jose for Box lacrosse or indoor soccer tournaments. I believe that adding a new indoor sports complex to this community will meet a growing demand throughout the peninsula.

My family was pleased to learn that the new complex will offer a variety of sports programs, including youth and adult soccer, box lacrosse, flag football, basketball and volleyball among other sports where league play can be scheduled throughout the year. In addition to use by area residents, my experience in traveling to other indoor sports venues for tournaments etc. is that these complexes also drive use of local restaurants etc. for families who may be traveling to the site and spending a weekend participating to a particular tournament.

I understand that San Mateo County staff has evaluated the proposal and is recommending approval. I will not be able to attend the hearing on November 16 to address your Commission but hope that you will decide in favor of the application.

Respectfully yours,

*Edward F. Rockwell
3869 Bret Harte Drive
Redwood City, CA 94061*

From: "Perryn Rowland" <perrynkrowland@yahoo.com>
To: Planning-Commission@smcgov.org
CC: dappleton@eastonbellsports.com; brian.wood94@gmail.com
Date: 11/11/2011 2:41 PM
Subject: Support for sports complex in RWC

To Whom it May Concern:

As a parent of three sons and a resident of San Mateo County, I would like to express my support for the proposed sports complex in RWC. Two of my sons had to travel down to Silver Creek Sports Complex in San Jose for their activities. Having a local facility would give more children and adults access to year-round physical activities that only serves to improve the health of our population.

Please vote to approved this facility!

Perryn Rowland
Program Director
Teen Talk Sexuality Education
120 James Avenue
Redwood City, CA 94062
650-367-1937
www.teentalkca.org

Planning-Commission - New Soccer facility

From: "Andrew Rowley" <Andrew@fieldturfncal.com>
To: "Planning-commission@co.sanmateo.ca.us" <Planning-commission@co.sanmateo...>
Date: 11/9/2011 4:20 PM
Subject: New Soccer facility

Dear Planning Commissioners,

I am the owner of several indoor soccer facilities in the North Bay. I wanted to write to you to express my support for the proposed soccer facility in San Mateo and to share some of my experiences in operating this business for the past 15 years.

The first point I would like to make is one that I would never have dreamed possible before we opened our first facility. I still find it amazing that I constantly get stopped by people in restaurants, parks, gas stations, etc. and get told that our facilities have been such a positive for the entire community and that we have changed their families lives for the good. I can't tell you how good it still feels to hear those comments.

We have operated for 15 years from 8am to 1am. While we absolutely love our youth leagues and Lil Kickers programs, it is our adult leagues that are critical to the success of the business.

Our hours and midnight closing game time reflects the industry standard of other sports, health and fitness in the Bay area and across the nation. The hours of operation directly affect an operators ability to make their facility work financially. These soccer operations are not economically sustainable as youth only facilities. If an operator had to reduce or eliminate their later night time playing hours it would severely reduce their ability to operate their facility financially because adults would not be able to use this facility in the later evening hours. This in effect would force them to start adult play as early as possible, which is normally scheduled for youth time slots and in turn, it would reduce the overall availability of youth games a facility could provide the community. This would then make the project too expensive to operate because it would require an operator to raise fees beyond what most would feel is appropriate and affordable to the majority of athletes and families in their community.

We run adult games till midnight and have served beer and wine till 1am since we opened. We very rarely have had any problems with teams (an occasional altercation on the field) and we have never had any issues off the field or in our parking lot between teams or because of alcohol. Security has basically been a non-issue as our adults just want to play for fitness and fun, maybe have a beer with their teammates and friends after the game and then go home to their families. They do not hangout and cause issues because they all need to go to work the next day. We also require memberships to play and our adults know that if they cause any problems that their membership will be revoked and they don't want that because they love to play so much. The only nights that might normally be an issue are the typical Friday & Saturday evenings but we schedule our 30+ and 40+COED leagues on those nights so boyfriends and girlfriends and husbands and wives are playing together. We never have issues with these leagues or nights.

I hope this letter has helped to shed some light on our operations and typical operations for these types of private sports facilities. This is a great community project that won't cost the tax payers a dime and should be embraced by the city.

I would be happy to speak with anyone or give a tour of our facilities any time.

Regards,

Andrew Rowley,
President, Sports City, Inc.
707-586-2066

Planning-Commission - Public Hearing on Nov. 16

From: "Laura Sabahi" <laurag912@yahoo.com>
To: Planning-Commission@smcgov.org; laurag912@yahoo.com
Date: 11/8/2011 12:09 PM
Subject: Public Hearing on Nov. 16

Dear members of the County Planning Commission:

Your Commission is scheduled to hold a public hearing on November 16 to consider the request from SportsHouse to convert a vacant beer distributor warehouse into an indoor multi-sport and recreation complex on Edison Way in the North Fair Oaks community. *I/we* are very excited about the prospects of this facility opening and hope that the Commission will approve all planning permits associated with the proposed project. There is clearly a need for more recreation facilities in the Redwood City area and given the fact limited public funds are available to support the county park and recreation system as well as recreation programs in the surrounding cities. The need for this project is compelling. Our children will benefit from the experience this new facility brings and adults will also take advantage of the three indoor sports fields to be offered. We understand that the County Sheriff will be sharing the building for some of its community programs, thus, making this a unique public-private partnership.

The proposed project has been thoroughly reviewed in an environmental report and no adverse impacts were identified. Your County staff is recommending that the Commission grant approvals. Thank you for considering my correspondence on this matter.

Sincerely,
Laura Sabahi
339 Montserrat Dr.
Redwood City, CA 94065

Planning-Commission - Re: Sports House Complex - N. Fair Oaks

From: "Jeff Shelton" <AssociationWorks@comcast.net>
To: Planning-Commission@smcgov.org
Date: 11/8/2011 3:16 PM
Subject: Re: Sports House Complex - N. Fair Oaks

Dear members of the County Planning Commission:

Your Commission is scheduled to hold a public hearing on November 16 to consider the request from SportsHouse to convert a vacant beer distributor warehouse into an indoor multi-sport and recreation complex on Edison Way in the North Fair Oaks community. We are very excited about the prospects of this facility opening and hope that the Commission will approve all planning permits associated with the proposed project.

We fully support this proposed project.

Sincerely,

Jeff & Mindy Shelton
356 Montserrat Dr.
Redwood City, CA

From: "Lou Sheward" <loufortwo@yahoo.com>
To: Planning-Commission@smcgov.org
Date: 11/3/2011 12:12 PM
Subject: SportsHouse Commission Hearing

Your commission will soon be considering a request from SportsHouse to convert a vacant beer distributor warehouse into a sport and recreation complex on Edison Way in the North Fair Oaks community. I would like to register my support for this development project. I believe SportsHouse will be an excellent asset to the community by providing recreational activities for both children and adults.

Louis Sheward
456 Pilarcitos Ave
Half Moon Bay, CA 94019

Planning-Commission - Proposed RW City Sports Facility

From: "Ron Simonian" <rsimonian@sldcpa.com>
To: Planning-Commission@smcgov.org
Date: 11/15/2011 12:45 PM
Subject: Proposed RW City Sports Facility
Attachments: [SMCPC.Sports Facility.pdf](#)



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To: San Mateo County Planning Commission

From: Ron Simonian

Re: Proposed sports facility - 3151 Edison Way, North Fair Oaks

Dear Commissioners,

As a resident in San Mateo, I am writing to express my strong support for the proposal to convert a vacant warehouse building, formerly a beer distributorship at corner of Edison and Fifth Avenue, into an indoor sports complex. This project will benefit the general community, especially our young people who need a safe place in North Fair Oaks to engage in positive activity during after school hours and on weekends. Organized leagues will be able to schedule games in a good location that is convenient to local residents and accessible from major thoroughfares. The owners of the property are making a major investment in a facility that will be well received by the surrounding community as the renovated building will also improve the neighborhood's appearance where residential and industrial uses co-existed for many years.

I hope the Planning Commission will help make this happen by approving the owner's request for a Zoning Text Amendment and conditional use permit.

Thank you.

A handwritten signature in dark ink, appearing to read 'Ron Simonian', with a stylized flourish at the end.

Ron Simonian
1115 Palm Avenue
San Mateo, CA 94401

Planning-Commission - Sportshouse

From: "Chris Sullivan" <csullivan@turn2solutions.com>
To: Planning-Commission@smcgov.org
Date: 11/3/2011 8:48 AM
Subject: Sportshouse
CC: brian.wood94@gmail.com
Attachments: Dear members of the County Planning Commission.doc

Hello Planning commission,

Please see attached letter.

Thank you <<...>>

Chris Sullivan

Turn2 Solutions

650-559-9600 direct

650-559-9002 fax

408-891-8583 cell

csullivan@turn2solutions.com

Dear members of the County Planning Commission:

Your Commission is scheduled to hold a public hearing on November 16 to consider the request from SportsHouse to convert a vacant beer distributor warehouse into an indoor multi-sport and recreation complex on Edison Way in the North Fair Oaks community. *I am* very excited about the prospects of this facility opening and hope that the Commission will approve all planning permits associated with the proposed project. There is clearly a need for more recreation facilities in the Redwood City area and given the fact limited public funds are available to support the county park and recreation system as well as recreation programs in the surrounding cities. The need for this project is compelling. Our children will benefit from the experience this new facility brings and adults will also take advantage of the three indoor sports fields to be offered. We understand that the County Sheriff will be sharing the building for some of its community programs, thus, making this a unique public-private partnership.

The proposed project has been thoroughly reviewed in an environmental report and no adverse impacts were identified. Your County staff is recommending that the Commission grant approvals. Thank you for considering my correspondence on this matter.

Sincerely,

Chris Sullivan
555 Glen Alto Drive
Los Altos, CA 94024

Paul J. Tauber
PO Box 109
San Mateo, California 94401

November 15, 2011

Dear Members of the San Mateo County Planning Commission:

Your Commission is scheduled to hold a very important public hearing on November 16 to consider the request from SportsHouse to convert a vacant warehouse into an indoor multi-sport and recreation complex on Edison Way in the North Fair Oaks community.

We are very excited about the prospects of this facility opening and hope that the Commission will immediately approve all planning permits associated with the proposed project. We are residents of the county and live in the San Mateo area. My son plays both lacrosse and soccer with teams based in San Mateo County (Firehawks Lacrosse and Gryphons Soccer). Based upon the explosive growth in the number of kids of all ages and backgrounds who are participating in both of these sports and the resulting difficulty in scheduling field space, there is a dire need for more recreation facilities in the Redwood City and San Mateo County areas. In addition to the very limited public funding available to support park and recreation programs throughout the entire San Mateo County area, indoor soccer facilities are scarce and I am not aware of any facilities for indoor lacrosse.

The need for this project is very compelling. Our children will benefit from the experience this new facility brings allowing greater opportunities for participation. Similarly, adults will also take advantage of the three indoor sports fields to be offered (currently, Alameda and San Jose are the only places that I am aware of that have indoor lacrosse facilities for lacrosse). Finally, from reading information about the project, there appear to be significant economic development benefits.

The proposed project has been thoroughly reviewed in an environmental report and no adverse impacts were identified. In fact, it will probably have a positive impact on the environment since many families residing in San Mateo County will have shorter drives to get themselves and their kids to practices and games!

I strongly urge that the Commission enthusiastically grant the necessarily approvals as soon as possible. Thank you for considering my correspondence on this matter.

Sincerely yours,

A handwritten signature in black ink, appearing to be 'PJ Tauber', with a long horizontal flourish extending to the right.

Paul J. Tauber

1460 1 01 1

Planning-Commission - SportsHouse

From: "Keri Tully" <keritully@gmail.com>
To: Planning-Commission@smcgov.org
Date: 11/13/2011 3:00 PM
Subject: SportsHouse
CC: brian.wood94@gmail.com; dappleton@eastonbellsports.com

To: San Mateo County Planning Commission

From: Griffeth Tully

Re: Proposed sports facility - 3151 Edison Way, North Fair Oaks

Dear Commissioners,

As a resident in San Mateo County, I am writing to express my strong support for the proposal to convert a vacant warehouse building, formerly a beer distributorship at corner of Edison and Fifth Avenue, into an indoor sports complex. This project will benefit the general community, especially our young people who need a safe place in North Fair Oaks to engage in positive activity during after school hours and on weekends. Organized leagues will be able to schedule games in a good location that is convenient to local residents and accessible from major thoroughfares. The owners of the property are making a major investment in a facility that will be well received by the surrounding community as the renovated building will also improve the neighborhood's appearance where residential and industrial uses co-existed for many years. I hope the Planning Commission will help make this happen by approving the owner's request for a Zoning Text Amendment and conditional use permit. Thank you.

Sincerely yours,

Griff Tully,

207 Leland Avenue
Menlo Park

Planning-Commission - SportsHouse Proposal

From: "Keri Tully" <keritully@gmail.com>
To: Planning-Commission@smcgov.org
Date: 11/13/2011 2:58 PM
Subject: SportsHouse Proposal
CC: brian.wood94@gmail.com; dappleton@eastonbellsports.com

Dear Chairman and Commissioners,

My children participate in indoor lacrosse (box lacrosse) and club volleyball and all of their games are played in facilities well outside of the Redwood City area. Bringing a new indoor sports complex to this community will meet a growing demand throughout the south peninsula. We were pleased to learn that the new complex will offer a variety of sports programs, including youth and adult soccer, box lacrosse, flag football, basketball and volleyball among other sports where league play can be scheduled throughout the year. I know I speak for a strong constituency in support of the proposed project.

The County staff has evaluated the landowner's proposal on all environmental grounds and is recommending approval. I will not be able to attend the hearing on November 16 to address your Commission. I am hoping to learn that you decide in favor of the application.

Respectfully yours,

Keri Tully

207 Leland Ave., Menlo Park, CA

Planning-Commission - FW: SPORTS HOUSE REDWOOD CITY

From: "Van Ostrand, Clint (RWC)" <Clint.VanOstrand@colliers.com>
To: Planning-Commission@smcgov.org
Date: 11/11/2011 4:28 PM
Subject: FW: SPORTS HOUSE REDWOOD CITY
CC: joe.fernando@comcast.net

Subject: SPORTS HOUSE REDWOOD CITY

Dear members of the County Planning Commission:

Your Commission is scheduled to hold a public hearing on November 16 to consider the request from SportsHouse to convert a vacant beer distributor warehouse into an indoor multi-sport and recreation complex on Edison Way in the North Fair Oaks community. *I am* very excited about the prospects of this facility opening and hope that the Commission will approve all planning permits associated with the proposed project. There is clearly a need for more recreation facilities in the Redwood City area and given the fact limited public funds are available to support the county park and recreation system as well as recreation programs in the surrounding cities. The need for this project is compelling. Our children will benefit from the experience this new facility brings and adults will also take advantage of the three indoor sports fields to be offered. We understand that the County Sheriff will be sharing the building for some of its community programs, thus, making this a unique public-private partnership.

My entire office of commercial real estate agents that work in Redwood City are in favor of this project.

Thank you for considering my correspondence on this matter.

Sincerely,

Clint van ostrand
Po box 4545
Foster City CA

Clint Van Ostrand
Senior Vice President
CA License No. 00987980
Direct +1 650 486 2220 | Mobile +1 650 678 4042
Main +1 650 486 2200 | Fax +1 650 486 2201
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Planning-Commission - SportsHouse in Redwood City

From: "Matt Vaughan" <Matt_Vaughan@symantec.com>
To: Planning-Commission@smcgov.org
Date: 11/3/2011 10:51 AM
Subject: SportsHouse in Redwood City
CC: brian.wood94@gmail.com; anaylor2002@yahoo.com

Greetings Planning Commission!!

I was told that a new sports/soccer complex might be built in Redwood City called SportsHouse.
What a great idea!! We have numerous soccer players that would be interested in a complex like this.

Thanks for your approval for this new complex!!!!

Sincerely,

Matt Vaughan
Senior Channel Account Manager
Northern California Region
Symantec Corporation
Phone: 408-910-6644
Email: matt_vaughan@symantec.com

 **Symantec.**

To: San Mateo Planning Commission

Re: SportsHouse - 3151 Edison Way, North Fair Oaks, Redwood City

From: Craig Vought

Date: Nov 14, 2011

As a resident of San Mateo County I am writing to express my strong support for the proposed SportsHouse on Edison Way. I believe the facility will provide a significant benefit to the local community and will prove to be well received for a number of reasons. I urge you to approve the use quickly so that construction can begin and members of the community can have access to this valuable amenity.

I have coached numerous youth sports teams over the years, and I can tell you that having access to an additional facility here on the mid-Peninsula will be a big benefit to a number of youth and adult sports leagues. As you well know, practice space is limited in our county and any additional field space that comes available will be a big help to these groups. As I am sure you can appreciate keeping young and old both fit and active is an important goal. This facility helps do that.

I also believe that the facility will prove to be well maintained given the sponsorship and create few if any negative side effects. These sorts of facilities attract a well behaved crowd and I see little risk of security concerns that a few folks have raised. The alternative – a warehouse or light manufacturing building – is likely to be more problematic on that front.

As commissioners you have the ability to make a big and positive impact on many people in the community, both young and old. This is an idea whose time has come, one where the need is known and one that should not be short circuited by zoning regulations crafted in an earlier era. I urge you to make approve this project and set the stage for a terrific a community amenity that many will make extensive use of.

Thank you for the consideration.

Craig Vought
116 Tuscaloosa Ave
Atherton, CA
94027

Planning-Commission - Proposed Sports Facility in North Fair Oaks

From: "laurel watson" <laurel_watson@hotmail.com>
To: Planning-Commission@smcgov.org
Date: 11/11/2011 1:30 PM
Subject: Proposed Sports Facility in North Fair Oaks
CC: brian.wood94@gmail.com

To: San Mateo County Planning Commission

From: Laurel Watson

Re: Proposed sports facility - 3151 Edison Way, North Fair Oaks

Dear Commissioners,

As a resident in the unincorporated Fair Oaks area of San Mateo County, I am writing to express my strong support for the proposal to convert a vacant warehouse building, formerly a beer distributorship at corner of Edison and Fifth Avenue, into an indoor sports complex. This project will benefit the general community, especially our young people who need a safe place in North Fair Oaks to engage in positive activity during after school hours and on weekends. Right now the surrounding athletic fields from Woodside and Sequoia High School to Red Morton are swamped and crowded with teams from after school to nine pm. Organized leagues will be able to schedule games in a good location that is convenient to local residents and accessible from major thoroughfares. The owners of the property are making a major investment in a facility that will be well received by the surrounding community as the renovated building will also improve the neighborhood's appearance where residential and industrial uses co-existed for many years. I hope the Planning Commission will help make this happen by approving the owner's request for a Zoning Text Amendment and conditional use permit. Thank you

Laurel Watson
 46 Amherst
 Menlo Park, CA 94025

Planning-Commission - Support of SportsHouse

From: "Robyn Wheeler" <robynwheeler@gmail.com>
To: Planning-Commission@smcgov.org
Date: 11/6/2011 9:22 PM
Subject: Support of SportsHouse

Dear San Mateo County Planning Commission,

Recently, I was reading about a new Sports Complex that was going to open up in Redwood City. I live in Menlo Park and have three young children who are all very active and who love sports. The thought that we could have a local, indoor place for them to go all year round is phenomenal.

I'm especially happy that a new business could be going up in our community that relates to getting more people active and up off their couches. There are so many positive effects to people's lives when they increase physical activity. The opening of this new complex has the potential to positively impact the lives of many.

Personally, I'm looking forward to my son having a local venue where he could work on his baseball skills throughout the year, if he wants. He loves baseball and if given the chance would play 365 days a year. There are times when we drive down to Santa Clara to hit baseballs at one of the batting cages. We don't especially like doing this because of the time it takes to drive there and back, but more because of the environmental impact of driving that distance. Sadly, there's really no other place to go that is closer. A short drive or bike ride to SportsHouse will make a huge difference to us.

And, the idea of supporting a local business in our community is an added bonus.

It seems like a win-win situation to allow the project to move forward. In fact, we should all be pushing it forward.

Please don't hesitate to give me a call or shoot me an email back if you have any questions.

Sincerely,
Robyn Wheeler
(San Mateo County homeowner and mom of Jake 10, Sofie 8 and Ellie 5)
650-838-9850

Planning-Commission - Indoor Sports Complex in North Fair Oaks

From: "Bob Whitaker" <bob@villageprop.com>
To: Planning-Commission@smcgov.org
Date: 11/9/2011 12:14 PM
Subject: Indoor Sports Complex in North Fair Oaks

Dear Planning Commission,

As a resident of San Mateo County, I was very excited to learn about the new indoor sports facility being considered. My family and I are involved in many sports including soccer and softball and am excited to learn that these and other sports are going to be offered at The SportsHouse. Birthday parties, soccer, baseball and flag football all at one location with a sports café, this is a big win for families. Mr. Fernando has a proven track record of running successful businesses throughout his career. The SportsHouse will be his next great accomplishment.

Sincerely,

Robert Whitaker

1050 Monterey Avenue
Foster City, CA 94404
415-860-6667

From: "Wyatt Weisel" <wyattweisel@sbcglobal.net>
To: Planning-Commission@smcgov.org
Date: 11/12/2011 6:21 AM
Subject: Proposed sports facility - 3151 Edison Way, North Fair Oaks

Dear commissioners,

I am writing to express my support for the proposed Sports House that will be going in front of your commission on November 16th. I was so excited not only to hear about the proposed Sports House project but the range of formal and informal activities that they will provide our youth. I am a resident of San Mateo County (live in unincorporated Menlo Park) and have two kids ages 7 and 10. They are both active in multiple sports (lacrosse, soccer, flag football and basketball). I strongly believe that it is vital for our kids to have access to play a range of sports for their physical as well as their social/emotional development. Even more important to the variety of sports that Sport House will provide is the fact that they will add dedicated field space in San Mateo County that can be played on 12 months of the year day and night. This addresses an absolutely critical need for additional sports fields to accomodate the needs of youth sports programs today. Leagues of all sports are currently struggling to find sports fields space. I strongly encourage you to vote in favor of this project moving forward.

Best regards,

Wyatt Weisel

274 Leland Avenue
Menlo Park, Ca 94025

Planning-Commission - I support the Sports House project!

From: "Wolfe, Kevin" <Kevin.Wolfe@morganstanleysmithbarney.com>
To: Planning-Commission@smcgov.org
Date: 11/9/2011 10:07 AM
Subject: I support the Sports House project!

I am a San Carlos AYSO board member and coach and a CYSA San Carlos United soccer coach. I support this project as it will provide an excellent venue for everyone to have access to indoor sports activities throughout the year.

Thank you for your consideration.

Kevin Wolfe

Kevin J. Wolfe

Senior Vice President
Wealth Advisor | Investment Management Consultant

The Wolfe - Rius Group
Morgan Stanley Smith Barney
216 Lorton Avenue | Burlingame, CA 94010
(650) 340-6503 | (800) 743-6550 | (650) 340-6580 fax
kevin.wolfe@mssb.com | [Team Website](#)

Iliana Ryan - Registered Client Service Associate
(650) 340-6515 | iliana.ryan@mssb.com

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Planning-Commission - Sports House

From: "Sam Worden" <sam.worden@gmail.com>
To: Planning-Commission@smcgov.org
Date: 11/14/2011 3:20 PM
Subject: Sports House

Dear Planning Commission,

As a resident of unincorporated San Mateo County (west Menlo Park), I am happy to hear that you are considering approval of a new indoor sports facility in Redwood City known as "The Sports House". My three kids are involved in many sports including soccer and lacrosse. As I understand the proposal, these sports as well as others will be offered at this facility.

Each team my children play for have had to scramble to locate fields on which to schedule practices and games, sometimes unsuccessfully. Approval of this facility can only help this very unfortunate situation, which will help maintain our vibrant community and provide more opportunities for our kids to stay healthy and pursue extracurricular athletic activities.

Sincerely,

Sam Worden

2070 Cedar Ave

Menlo Park, CA 94025

Planning-Commission - Supprt for Sports House

From: "Judi Zografos" <jbzografos@aol.com>
To: Planning-Commission@smcgov.org
Date: 11/4/2011 10:13 AM
Subject: Supprt for Sports House

To the Planning Commission members:

I am in favor of the creation of Sports House and I hope you will be also.
As a parent of two young children and a 22 year old, I recognize the importance for local venues for safe, supervised sports and board play.
In addition, the community would benefit from increased jobs and revenue from the new business.
Please vote YES for Sports House!

Sincerely,
Judi Brienza Zografos
55 West Santa Inez Avenue
San Mateo, CA 94402