

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

DATE: July 18, 2024

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Use Permit, pursuant to Sections 6503 and 6276.3 of the County Zoning Regulations, for the operation of an auto repair shop within an existing, 3,200 sq. ft. building, on a 6,500 sq. ft. parcel, located at 880 Sweeney Avenue in the unincorporated North Fair Oaks area of San Mateo County. In conjunction with the requested Use Permit, it is recommended that the ZHO determine that the project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15301, Class 1(a).

County File Number: PLN2024-00123 (ENC Holdings, LLC/Vargas)

PROPOSAL

The applicant proposes to operate an auto body repair shop, including installation a new paint booth, within an existing 3,200 sq. ft. building in the M-1/NFO Zoning District, where such use requires a Use Permit. The project proposes minor exterior changes limited to the installation of roof vents. An associated building permit application for the spray booth (County File No. BLD2024-01027) is currently under review.

RECOMMENDATION

That the Zoning Hearing Officer approve the Use Permit, County File Number, PLN2024-00123, by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

Report Prepared By: Glen Jia, Project Planner, bjia@smcgov.org

Applicant: Victor Vargas of A.V Collision

Owner: ENC Holdings, LLC

Public Notification: Ten (10) day advanced notification for the hearing was mailed to property owners within 300 feet of the project parcel and a notice for the Zoning Hearing

Officer hearing was posted in a newspaper (San Mateo County Times) of general public circulation on May 4, 2024.

Location: 880 Sweeney Avenue, North Fair Oaks
APN: 054-083-190

Size: 6,500 sq. ft.

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

General Plan Designation: Industrial Mixed-Use (Medium High Density)

Sphere-of-Influence: Redwood City

Existing Land Use: Auto Repair Shop

Water Supply: City of Redwood City Municipal Water Department

Sewage Disposal: Fair Oaks Sewer District

Flood Zone: Zone X (area of minimal flood hazard), FEMA Panel Number 06081C0302E, effective date: October 16, 2012.

Environmental Evaluation: The project is categorically exempt pursuant to California Environmental Quality Act Guidelines Section 15301, Class 1(a), consisting of the minor alteration of an existing private structure including interior alterations involving such things as interior partitions, plumbing and electrical conveyances. The project proposes to convert the existing building to an auto body repair shop use. For this reason, the project is categorically exempt from the California Environmental Quality Act.

Setting: The property is located in the unincorporated community of North Fair Oaks and is developed with one two-story, 3,200 sq. ft. auto repair shop. The subject property is surrounded by other industrial establishments. The building was previously used for a metal fabrication business. Currently, the building is vacant.

Chronology:

<u>Date</u>	<u>Action</u>
2019	- The County amended the M-1/NFO Zoning District to require a Use Permit for auto repair use, where prior to the amendment the use was a permitted use.
April 23, 2024	- Application Filed
May 30, 2024	- Application Deemed Complete

DISCUSSION

A. KEY ISSUES

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

The County’s North Fair Oaks Community Plan designates the parcel as Industrial Mixed-Use (Medium High Density). The prior industrial use (metal fabrication use) on the property was consistent with this designation. The proposed conversion of the building to an auto repair use is subject a Use Permit (See Section A.3 for further discussion). All public services and infrastructure would continue serving the project site.

2. Compliance with M-1/NFO Zoning District Development Standards

The project parcel is zoned M-1/NFO. The project complies with the development standards as only minor exterior changes (venting through roof) are needed. The maximum building height is 40 feet. Chimneys, pipes, mechanical equipment, antennae, and other similar structures may extend beyond 40 feet to a maximum of 46 feet as required for safety or efficient operation. Per Condition 7, any new building vents would comply with this height limit. No exception to development standards is requested as part of this project.

Section 6276.6. (Performance Standards) prohibits uses that are conducted in a manner which, in the determination of the Director of Planning and Building, does not meet the performance standards below (Measurement, observation, or other means of determination shall be made at the limits of the property, unless otherwise specified). Project compliance with each performed standard is discussed below:

- 1) *Noise. No use will be permitted which exceeds the noise levels established in Section 4.88.330 in the County Ordinance Code: All activities associated with this use would be contained within the building, limiting the generation of exterior noise.*
- 2) *Dust and Odor. No use will be permitted which emits dust, an odor or air pollutant, detectable without instruments, beyond the boundaries of the M-1/NFO District: The property is surrounded by industrial buildings and is located approximately 150 from the northern border of the zoning district.*

- 3) *Vibration. No use will be permitted which causes vibration perceptible without instruments on adjoining property, except for temporary construction operations:* The use involves use of light mechanical equipment and would not generate vibration to adjoining properties.
- 4) *Lighting. Exterior lighting, including sign lighting, shall be located and directed so that direct rays and glare are confined to the premises:* There is no proposed change to on-site exterior lighting.
- 5) *Trash and Debris. All trash, boxes, or similar debris shall be picked up daily and stored in refuse containers that are screened from public view:* There is no proposed change to on-site trash storage. Staff has added Condition 8 to require trash to be contained and covered on-site. No trash containers are visible from the street.
- 6) *On-Site Activities. All uses, activities or operations shall be conducted entirely on the parcel, except that food service activities may occur beyond the parcel, as described in Section 6276.3:* The proposed use would be conducted indoors.

3. Conformance with Use Permit Findings

The following findings, as required by Zoning Ordinance Sections 6503 (*Procedures*), shall be made in order to grant approval of the Use Permit. In order to grant the Use Permit, the findings of the Zoning Hearing Officer must include:

- a. **The establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood.**

The auto repair use would be conducted within an existing building in an industrial area, minimizing exposure to residents in the broader area. The nearest residential area is located approximately 480 feet to the south across Spring Street in the City of Redwood City. Further, the indoor paint booth would be enclosed with a ventilation system. Based on the foregoing, the project is not expected to be detrimental to public health, safety, or welfare.

B. ENVIRONMENTAL REVIEW

The project is categorically exempt pursuant to California Environmental Quality Act Guidelines Section 15301, Class 1(a), consisting of the minor alteration of an existing private structure including interior alterations involving such things as interior partitions, plumbing and electrical conveyances. The project proposes to convert the existing building to an auto body repair shop use. The shop will have approximately two employees only. For these reasons, the project is categorically exempt from the California Environmental Quality Act.

C. REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Fair Oaks Sewer District
City of Redwood City Municipal Water Department
Menlo Park Fire Protection District

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Plans

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN2024-00123

Hearing Date: July 18, 2024

Prepared By: Glen Jia, Project Planner

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

For the Environmental Review, find:

1. That the project is categorically exempt pursuant to California Environmental Quality Act Guidelines Section 15301, Class 1(a), consisting of the minor alteration of an existing private structure including interior alterations involving such things as interior partitions, plumbing and electrical conveyances.

For the Use Permit find:

2. That the project would not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal, documents, and plans described in this report and materials approved by the Zoning Hearing Officer on July 18, 2024. The Director of Planning and Building may approve minor revisions or modifications to the project if they are consistent with the intent of and in substantial conformance with this approval.
2. While the Use Permit for the operation of the auto repair shop is valid for 10 years following approval by the Zoning Hearing Officer, the approval of the modifications to the facility is valid for only one year, in which time the applicant shall apply for and be issued a building permit for said modifications. An extension may be considered upon submittal of an application for permit extension at least 30 days prior to the permit's expiration.

3. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section and City of Redwood City Fire Department. Additionally, construction shall not commence until a valid building permit is issued.
4. To reduce the impact of construction activities on neighboring properties, comply with the following:
 - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction-related vehicles impede through traffic along the right-of-way on Sweeney Avenue. All construction vehicles shall be parked on-site outside the public right-of-way or in locations which do not impede safe access on Sweeney Avenue. There shall be no storage of construction vehicles in the public right-of-way.
5. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m., weekdays, and 9:00 a.m. to 5:00 p.m., Saturdays. Said activities are prohibited on Sundays, Thanksgiving, and Christmas (San Mateo County Ordinance Code Section 4.88.360).
6. The applicant shall obtain approval from the County Environmental Health Services to ensure safety of the paint booth operation.
7. Any new building vents shall comply with the height limit of the zoning district. The maximum building height is 40 feet. Chimneys, pipes, mechanical equipment, antennae, and other similar structures may extend beyond 40 feet to a maximum of 46 feet as required for safety or efficient operation.
8. All trash shall be contained and covered and shall not be visible from the street. The applicant shall demonstrate compliance on the plans submitted for a building permit.

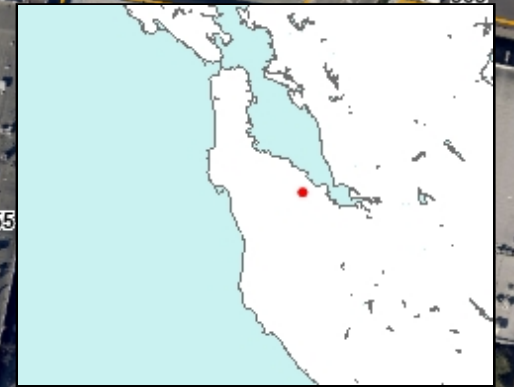
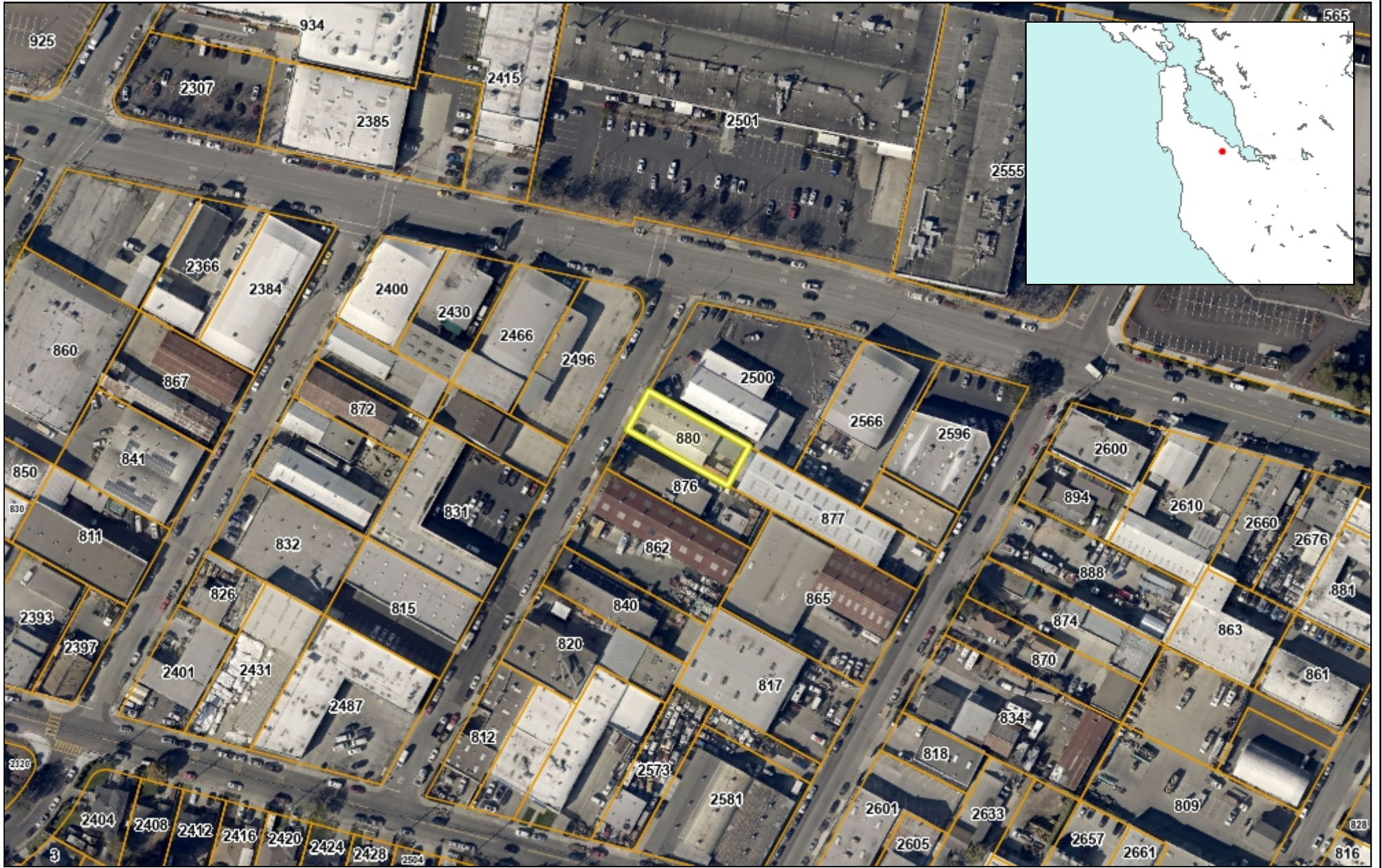
Building Inspection Section

9. The project requires a building permit.




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ATTACHMENT B



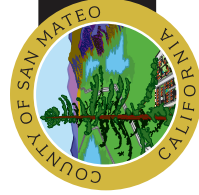
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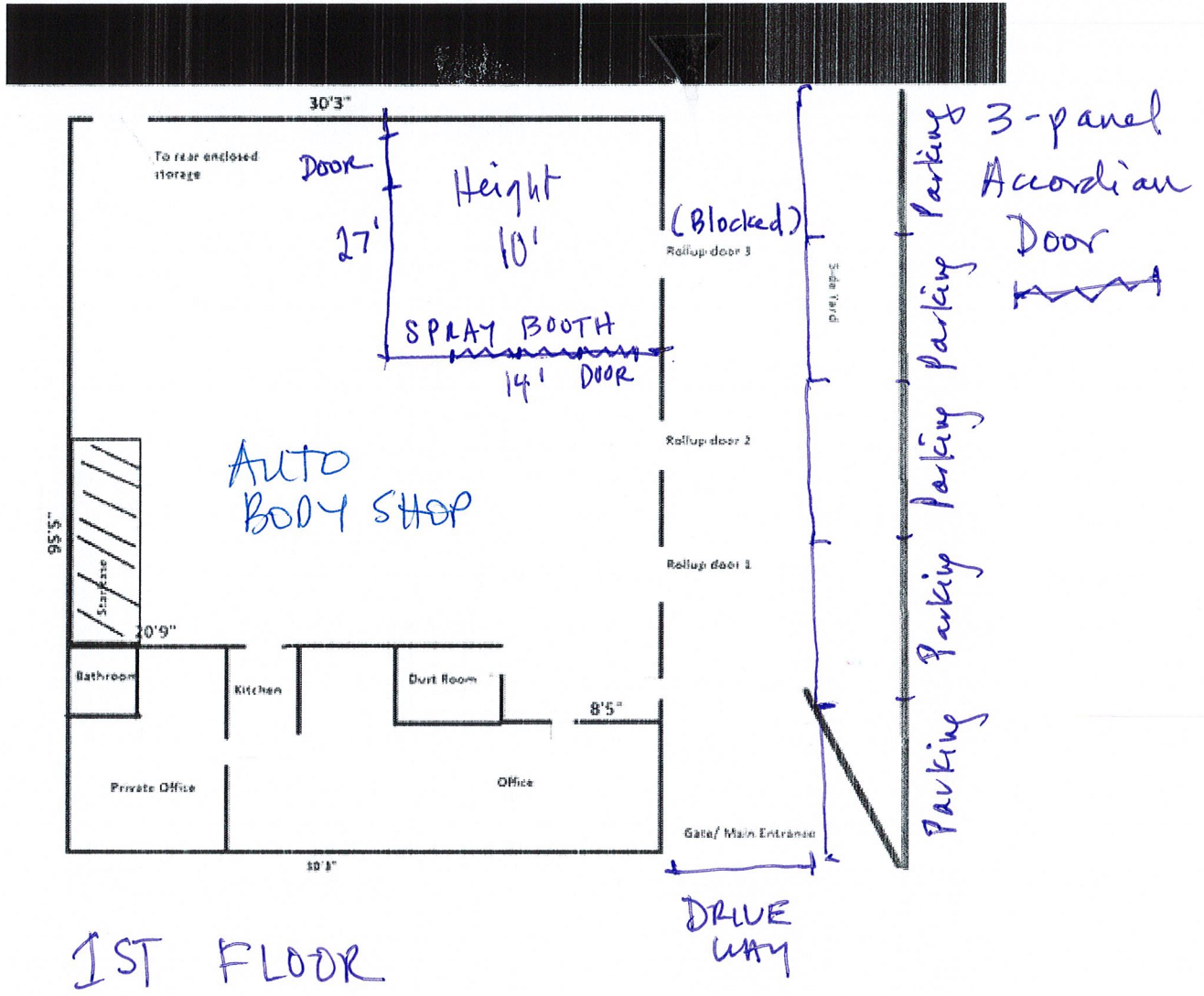
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ATTACHMENT C



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To: Glen Jia <bjia@smcgov.org>

Fri, Apr 19, 2024 at 8:25 AM

Hello Glen good morning here is the floor plans please let me know if you can start the process for the use permit

SINCERELY THANK YOU

VICTOR VARGAS

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