



**North Fair Oaks Community Council**  
San Mateo County Coordinated  
Departmental Response



**DATE:** April 22, 2022  
**NFOCC MEETING DATE:** April 28, 2022  
**SPECIAL NOTICE/HEARING:** 10 days, within 300 feet  
**VOTE REQUIRED:** Majority

**TO:** Members, North Fair Oaks Community Council

**FROM:** Planning Staff

**SUBJECT:** NFOCC recommendation to the Planning Commission for the consideration of a Grading Permit for earthwork involving 23,000 cubic yards (cy) of cut and 3,000 cy of fill, associated with a new three-story, 136,706 sq. ft., Research and Development building ("2900 Bay Road") with an open plaza and 198 parking spaces, on a 109,706 sq. ft. property on Bay Road, between 2nd Avenue to the south and Barron Avenue to the north, in the Unincorporated North Fair Oaks area of San Mateo County.

County File Number: PLN 2021-00249

**PROPOSAL**

The "2900 Bay Road" project includes a new three-story, 136,706 sq. ft., Research and Development building with an open plaza and 198 parking spaces, on a 109,706 sq. ft. property. The subject property consists of 6 parcels to be merged, including 890 Barron Avenue and properties at 2910, 2920, 2930, and 2964 Bay Road (APNs 054-172-010, -020, -050, -160, -170, and -180).

The associated earthwork, involving 23,000 cy of cut and 3,000 cy of fill and requiring a Grading Permit, is needed to construct a 71,547 sq. ft., partially sub-grade, parking level and foundation for the building. In addition to the Grading Permit, the project also requires a Site Development Permit (PLN 2021-00245) and Merger (PLN 2021-00248) which are being processed in a separate ministerial permit process by the County.

The property is zoned Mixed-Use Industrial/North Fair Oaks District (M-1/NFO) with General Plan Land Use Designations of Medium High Density and Industrial Mixed Use.

The subject parcel is currently developed with industrial buildings and parking lots. The existing buildings are proposed to be demolished. The immediate area consists of industrial uses and buildings along Bay Road and Barron Avenue, commercial and industrial buildings along 2nd Avenue, and single-family residences located to the northeast (City of Redwood City).

## **RECOMMENDED ACTION**

That the North Fair Oaks Community Council provide a recommendation to the Planning Commission to approve the Grading Permit (PLN 2021-00249).

## **BACKGROUND**

Report Prepared By: Camille Leung, Senior Planner

Applicant: Rachel Royer, Director of Development

Owner: Bauen Fund 2018 2920 LLC

Location: 890 Barron Avenue and properties at 2910, 2920, 2930, and 2964 Bay Road, in the North Fair Oaks area of unincorporated San Mateo County

APN(s): 054-172-010, -020, -050, -160, -170, and -180

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

General Plan Designation: Medium High Density, Industrial Mixed Use

Existing Land Use: The subject parcel is currently developed with industrial buildings and parking lots.

Environmental Evaluation: California Environmental Quality Act (CEQA) analysis of project compliance with the North Fair Oaks Community Plan and associated Environmental Impact Report (EIR).

Chronology:

<u>Date</u>	<u>Action</u>
July 12, 2021	- Applicant submits the subject Grading Permit application (discretionary permit process) for a Research and Development Facility spanning properties owned by the subject property owner over eight parcels within the unincorporated area of the County of San Mateo and City of Redwood City. Also, applications were submitted for the associated Site Development Permit and Merger which are ministerial permits (administrative processing with no public notice and not subject to appeal).
November 30, 2021	- Applicant submits revised plans (2nd resubmittal) to address review agency comments.

- February 14, 2022 - Applicant submits a revised design (3rd resubmittal) for a building spanning the subject parcels located within the County unincorporated area. Project development on parcels located within the City of Redwood City (City) is being processed separately by the City.
- April 28, 2022 - North Fair Oaks Community Council public meeting.
- May 16, 2022 - Major development public workshop (remote meeting)
- May 25, 2022 - Tentative date for Planning Commission public hearing.

**DISCUSSION**

A. COMPLIANCE WITH NORTH FAIR OAKS COMMUNITY PLAN

The project complies with several policies of Goal 2.2, which calls for the County to promote revitalization through redevelopment of underutilized and vacant land in North Fair Oaks to create jobs and housing and support community and economic development. The project also complies with Goal 2.5, which calls for the County to create distinct gateways at key locations in North Fair Oaks that reflect the area’s unique identity. The following summarizes the applicable policies of the Community Plan and how each is addressed by the project:

1. Policy 2A: Identify areas that should be preserved for current and future industrial and job-generating uses, particularly in existing industrial areas identified as appropriate for additional development. Designate and preserve these areas for activities that are consistent with industrial and job-generating uses, such as warehousing, office, research and development, and light manufacturing and assembly. The subject project consists of a three-story, 136,706 sq. ft., Research & Development building on six parcels that are currently developed with small, one-story industrial buildings and parking lots. The existing buildings are proposed to be demolished. The project, which incorporates an open plaza and landscaping along Bay Road, will blend in well with the Stanford property to the north and with industrial buildings and uses on 2nd Avenue and Barron Avenue.
2. Policy 5A: Designate the following six locations as primary gateways: El Camino Real and 5th Avenue; Middlefield Road at the Southern Pacific Railroad crossing (at the potential site of the multi-modal transit hub); Middlefield Road and 8th Avenue; 5th Avenue and Bay Road; Spring Street and Charter Street; and Marsh Road at the Southern Pacific Railroad crossing. Apply distinctive design treatments and streetscape elements to distinguish gateways as key entry and exit points to and from North Fair Oaks. The project site is located approximately 1,000 feet west of the 5th

Avenue and Bay Road intersection. The well-designed building, which incorporates large glass exterior walls within a modern cementitious form, an open plaza and landscaping along Bay Road, will add an attractive large development within proximity of this important entry point to the industrial area of North Fair Oaks.

**B. COMPLIANCE WITH COUNTY ZONING REGULATIONS**

The property is located within the Mixed-Use Industrial/North Fair Oaks District (M-1/NFO) Zoning District. The proposed use, research and development, is principally permitted in the M-1/NFO Zoning District. The project complies with applicable development standards as listed below:

<b>Development Standards</b>	<b>Required in M-1/NFO</b>	<b>Proposed</b>
Building Site Area	10,000 sq. ft.	13,225 sq. ft. (existing)
Minimum Average Parcel Width	100 feet	> 240 feet
Maximum Building Site Coverage	80%	75.41%
Maximum Building Floor Area Ratio for Industrial Use	1.25 (137,133 sq. ft.)	1.25 (136,706 sq. ft.)
Minimum Front Setback for Industrial Use	10 feet minimum; 20 feet maximum along Bay Road  Minimum 8-foot sidewalk along Bay Road	10 feet from Bay Road  16 feet+ along Bay Road with sidewalk easement
Minimum Rear Setback	None required	8.5 feet
Minimum Right Side Setback	None required; Minimum 5-foot-wide sidewalk along Barron Avenue	5.5 feet from Barron Avenue
Minimum Left Side Setback	None required; Minimum 8-foot sidewalk along Second Avenue	8.5 feet from 2nd Avenue
Maximum Building Height	40'	40'  (Stair and elevator exempt from height, per ADA regulations)
Minimum Parking Spaces	183 stalls (1 space: 750 sq. ft.)	198 stalls (Includes 7 Accessible; 2 Van Accessible; and 47 Compact)
Minimum Bicycle Parking Spaces	137 spaces (private) 30 spaces (public)	140 spaces (private) 30 spaces (public)

C. COMPLIANCE WITH COUNTY GRADING REGULATIONS

The proposed project requires approximately 23,000 cy of cut and 3,000 cy of fill to accommodate the proposed building. Planning and Geotechnical staff have reviewed the proposal and submitted documents and determined that the project conforms to the criteria for review contained in the Regulations for Excavating, Grading, Filling and Clearing on Lands in Unincorporated San Mateo County (referred to in this report as “Grading Regulations”). The findings and supporting evidence are outlined below:

1. **That the granting of the permit will not have a significant adverse effect on the environment.**

The project will have a less-than-significant impact on the environment with the implementation of standard conditions of approval which will require excavated earth to be off-hauled and deposited to an approved disposal location, require application of erosion control measures prior to and during project grading and construction, place limitations on grading during the wet season, and require the Project Engineer to submit written certification that all grading has been completed in conformance with the approved plans, conditions of approval, and the Grading Regulations.

2. **That the project conforms to the criteria of the San Mateo County Grading Ordinance.**

The project, as it will be conditioned, conforms to the criteria for review contained in the Grading Regulations, including an erosion and sediment control plan, dust control measures, and required replacement of removed vegetation.

3. **That the project is consistent with the General Plan.**

As outlined earlier in Section A of this report, the project conforms to the North Fair Oaks Community Plan of the County’s General Plan.

D. ENVIRONMENTAL REVIEW

County Planning and Department of Public Works (DPW) staff will perform California Environmental Quality Act (CEQA) analysis of project compliance with the North Fair Oaks Community Plan and associated Environmental Impact Report (EIR), including staff review of a Transportation Analysis, dated January 28, 2022, prepared by Hexagon Transportation Consultants, Inc., submitted by the applicant. The applicant is in the process of working with their transportation consultant to address DPW’s comments.

E. AGENCIES CONSULTED

As described in the chronology of this report, County staff has consulted with the following agencies regarding this project:

Local Agency Formation Commission (LAFCo)  
Building Inspection Drainage Section  
Building Inspection Geotechnical Section  
County Fair Oaks Sewer District  
County Department of Public Works  
County Arborist  
Redwood City Fire Department  
City of Redwood City Municipal Water Department  
North Fair Oaks Community Council

**ATTACHMENTS**

- A. Recommended Action
- B. Location Map
- C. Project Plans
- D. Site Photos

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County of San Mateo  
Planning and Building Department

**RECOMMENDED ACTION**

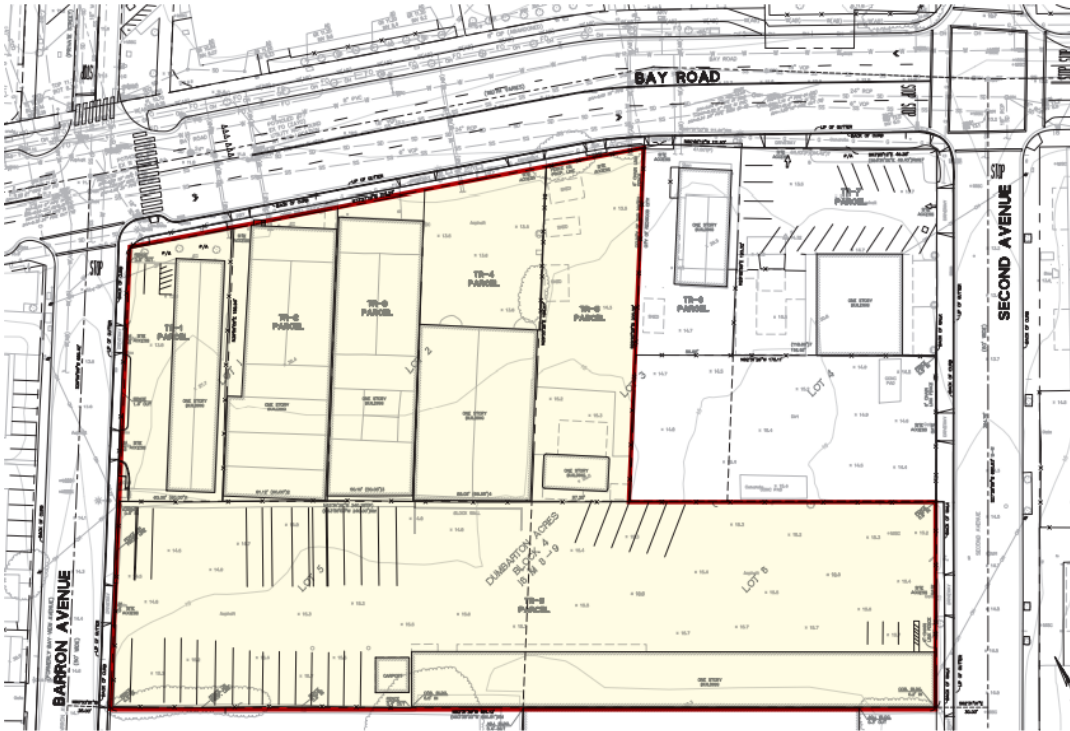
Permit or Project File Number: PLN 2021-00249      Hearing Date: April 28, 2022

Prepared By: Camille Leung,      For Adoption By: Board of Supervisors

**RECOMMENDED ACTION**

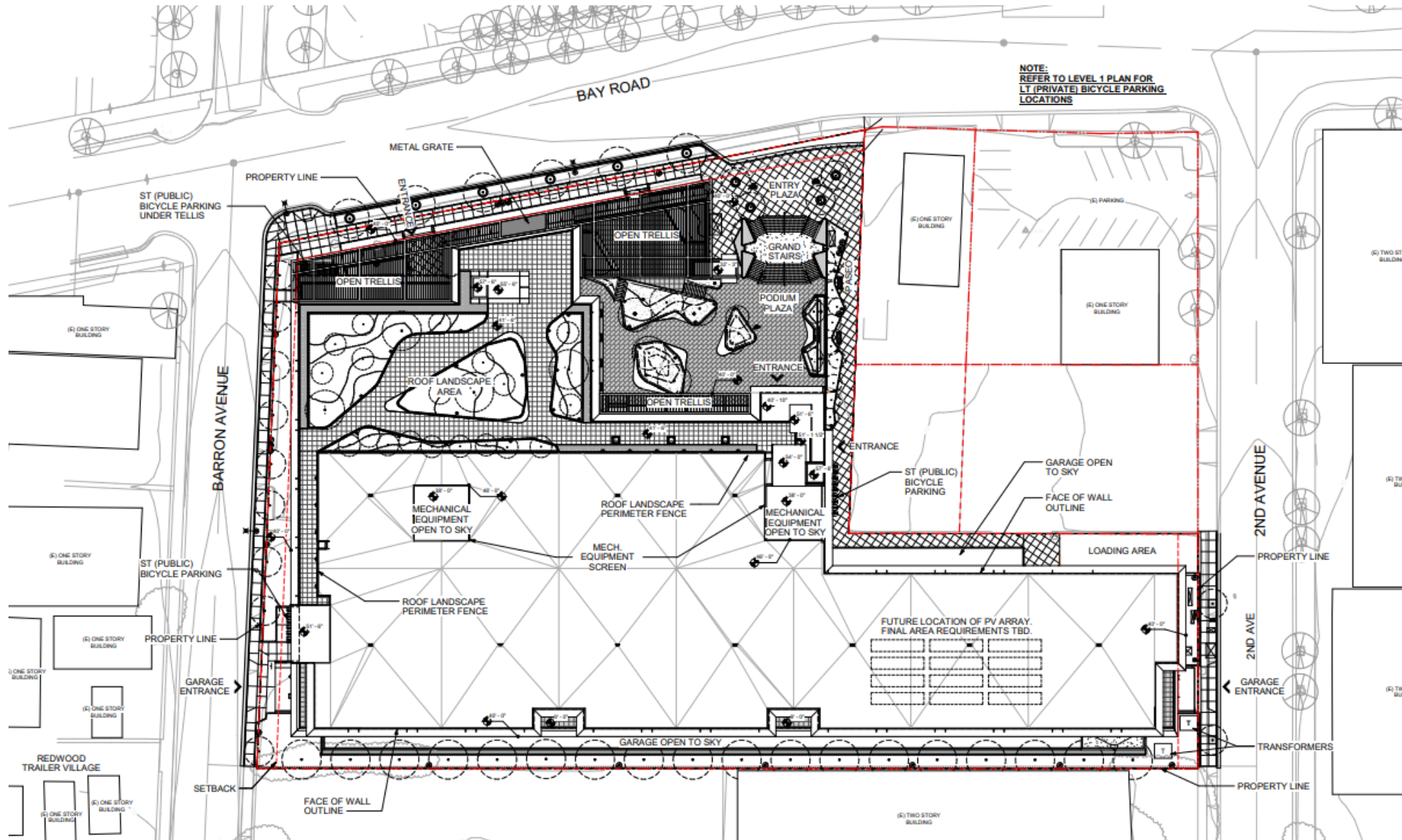
That the North Fair Oaks Community Council provide a recommendation to the Planning Commission to approve the Grading Permit (PLN 2021-00249).

# ATTACHMENT B – Location Map

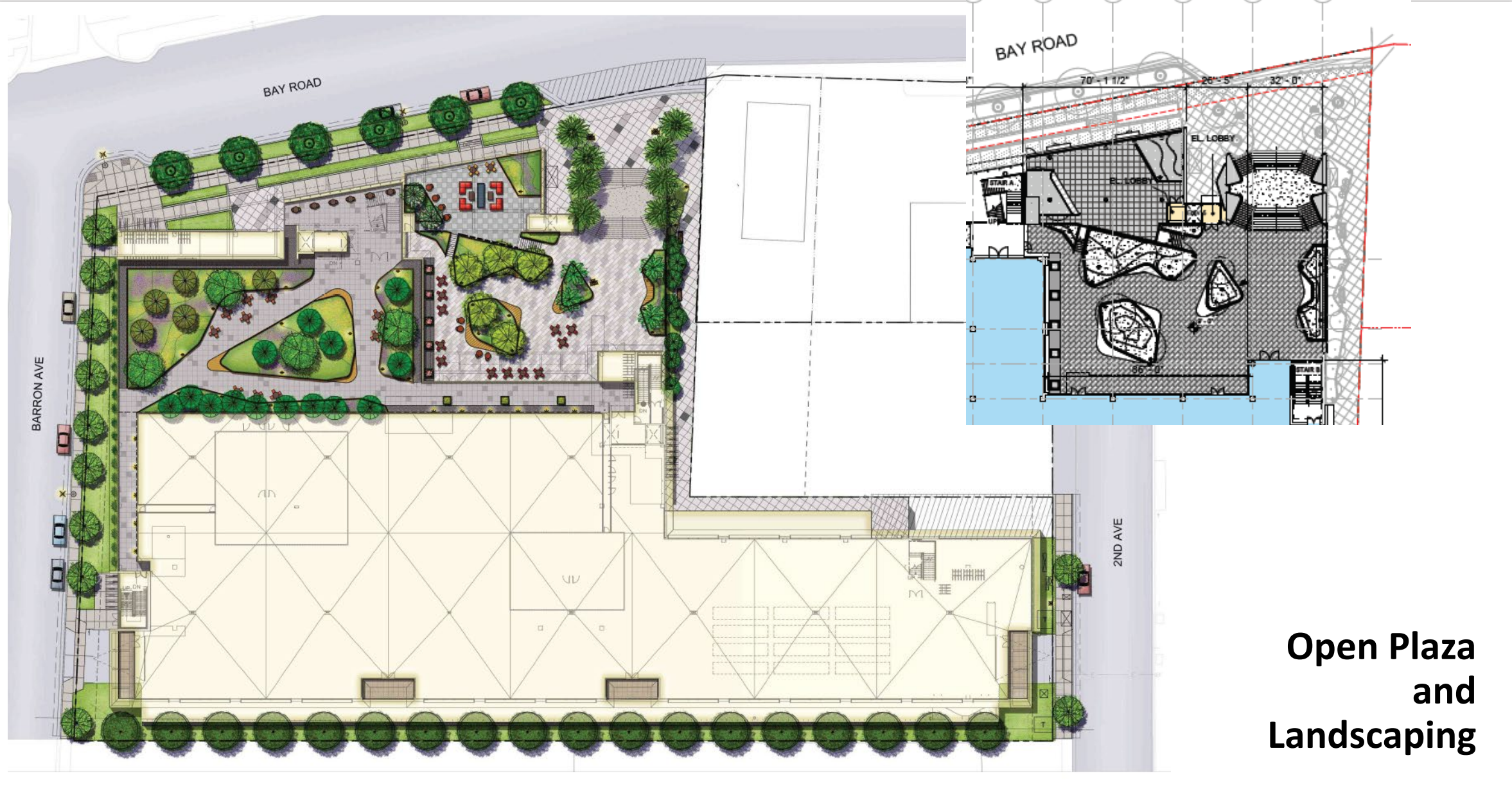




# Attachment C – Project Plans



Site Plan



**Open Plaza  
and  
Landscaping**





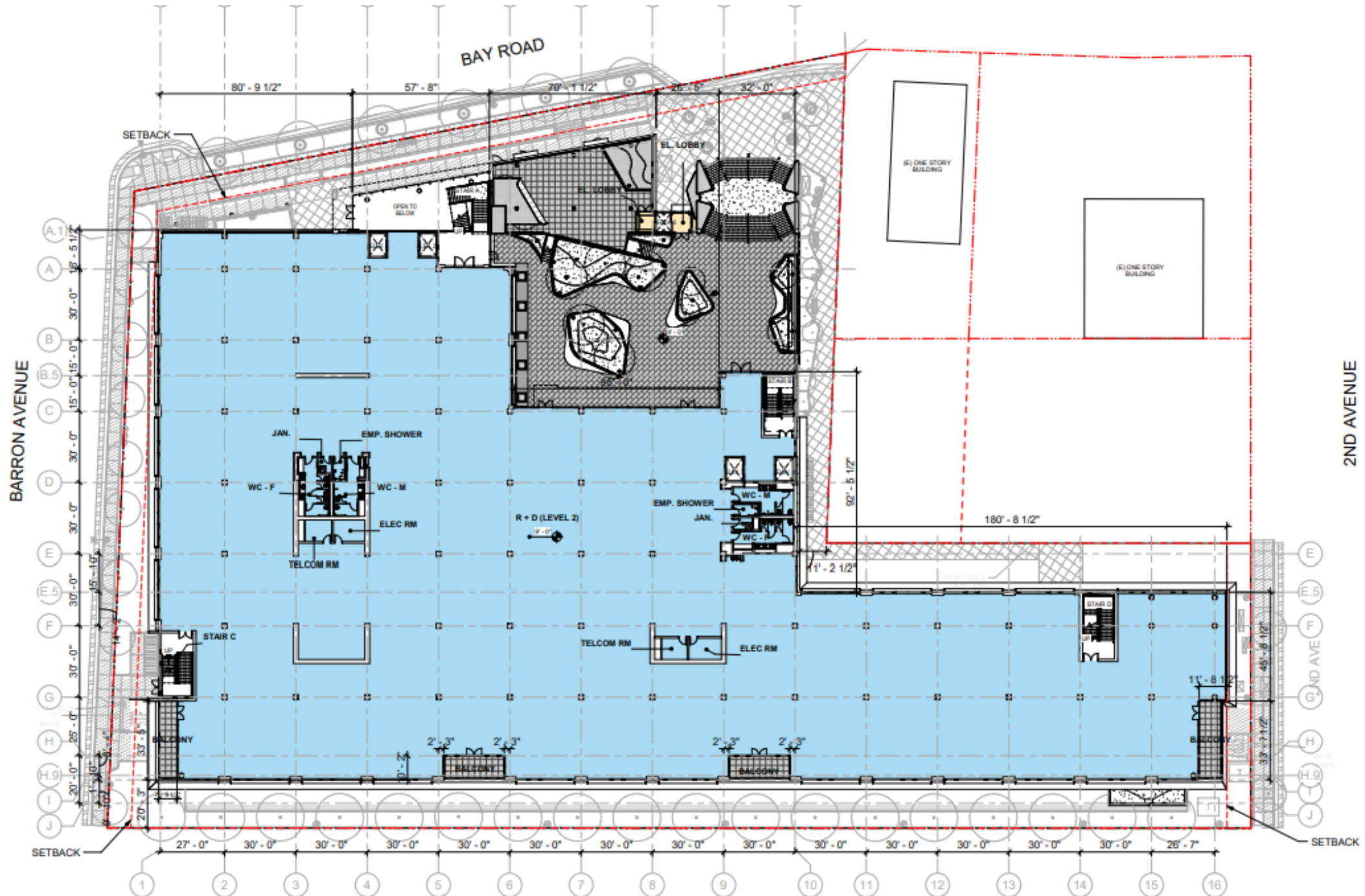
# Parking Level

PARKING SCHEDULE 8MC	
Type	Count
ADA - 9' x 19'	5
ADA EV - 9' x 19'	2
ADA EV Van - 12' x 19'	1
ADA Van - 12' x 19'	2
Compact - 8' x 16'	47
EV AMBUL. - 10' x 19'	2
EV LVL 1 - 9' x 19'	20
EV LVL 2 - 9' x 19'	20
EV LVL 3 - 9' x 19'	60
Standard - 9' x 19'	30
	198

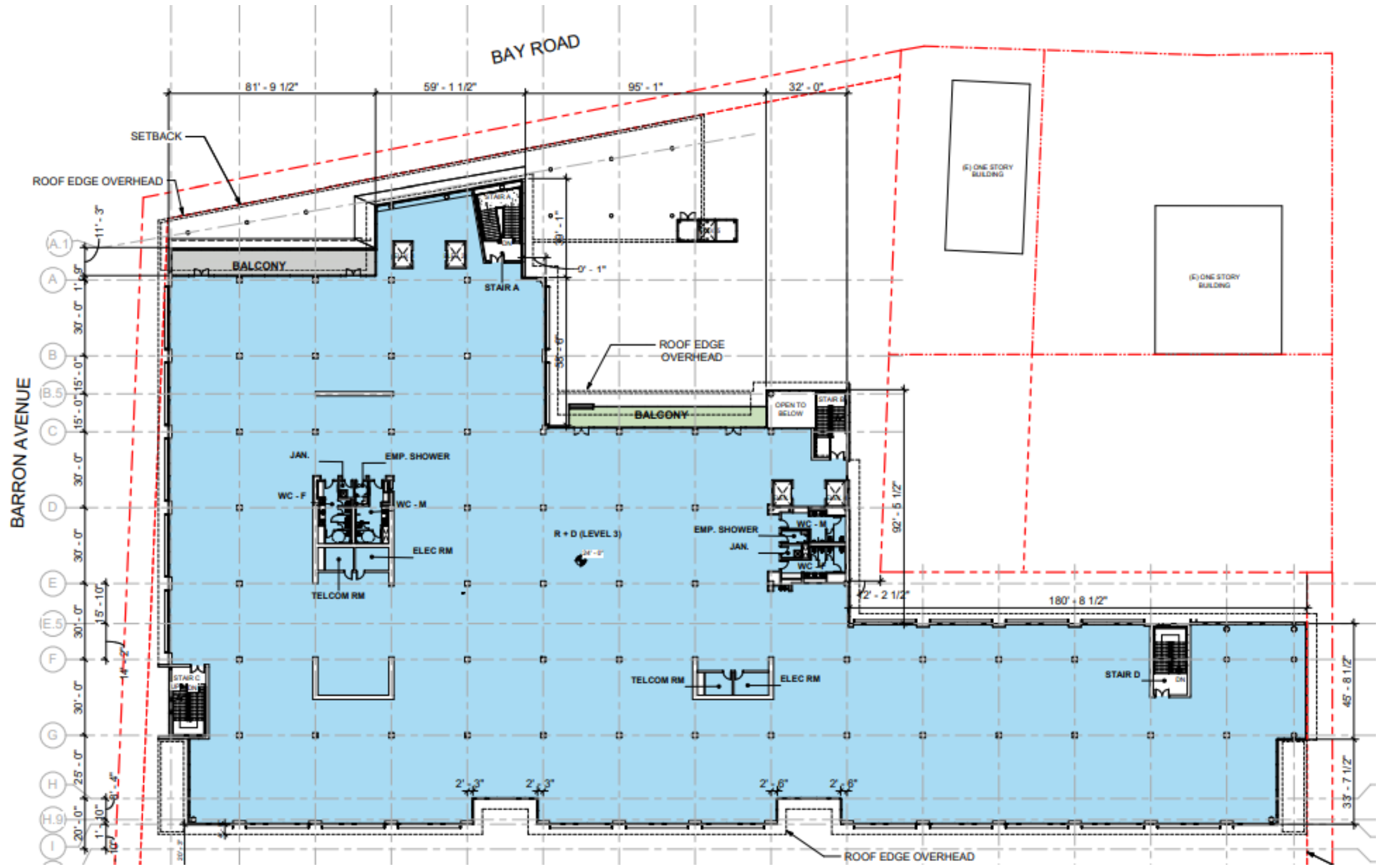
  

LT (PRIVATE) BIKE PARKING		
Type	Bike Rack Count	Total Bike Spaces
Double Deck (8)	8	64
Double Deck (10)	4	40
Double Deck (12)	3	36
	15	140

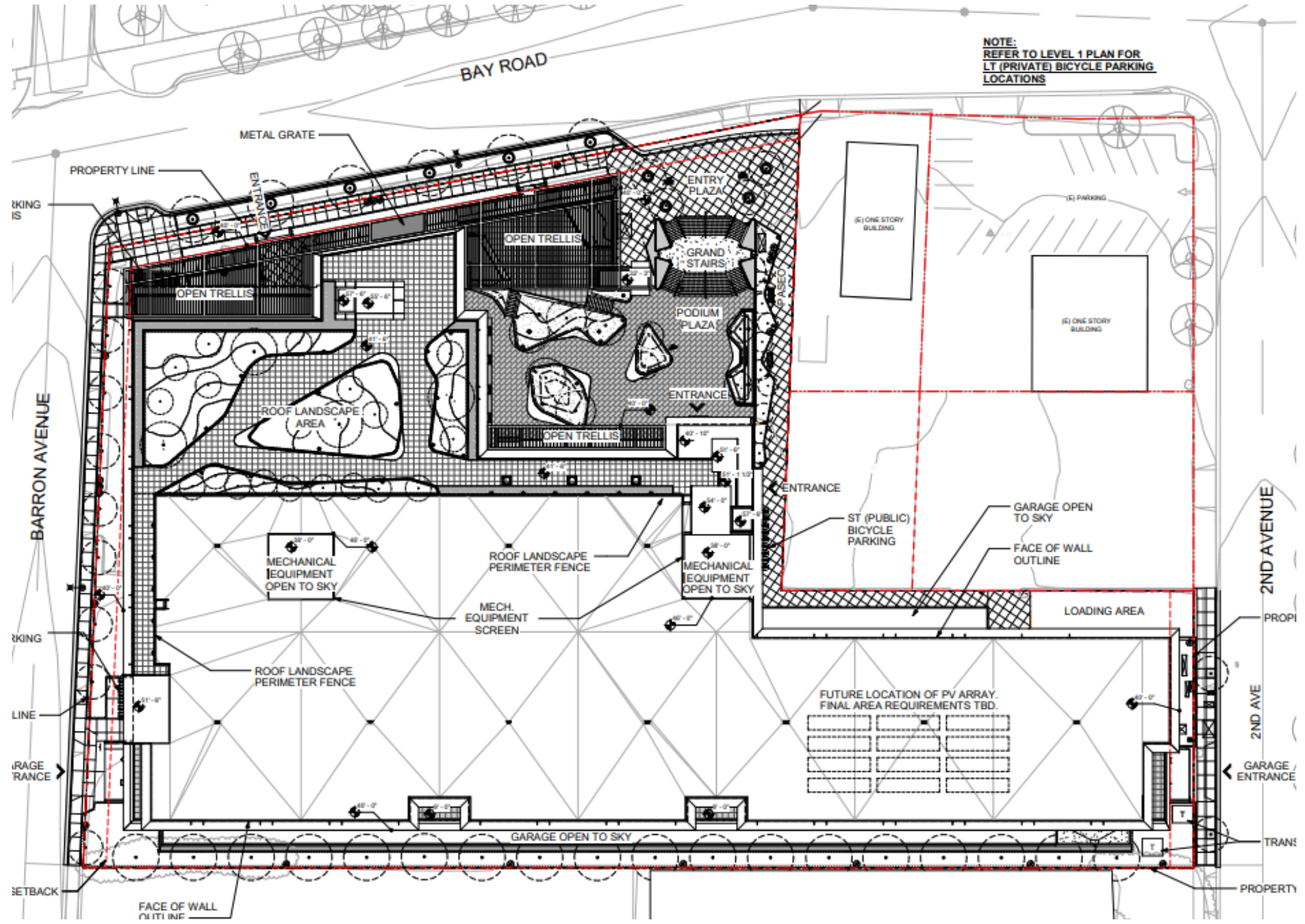
# Level 2



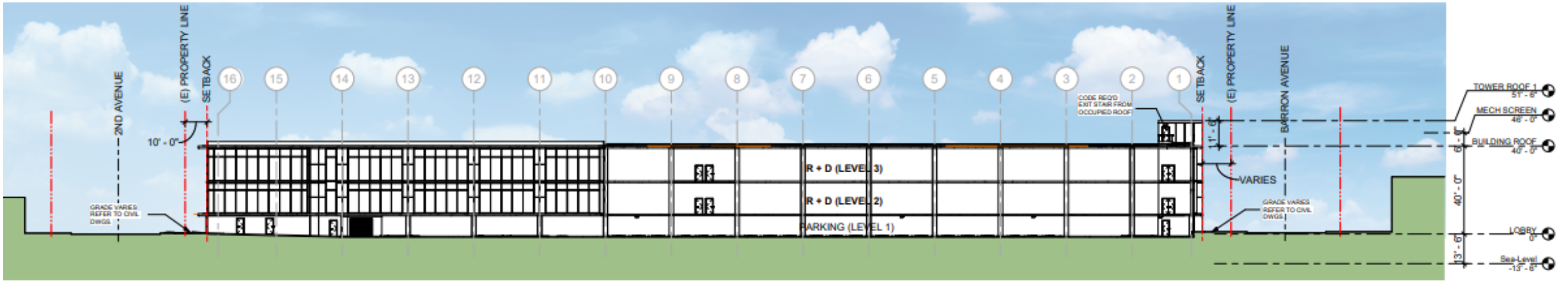
# Level 3



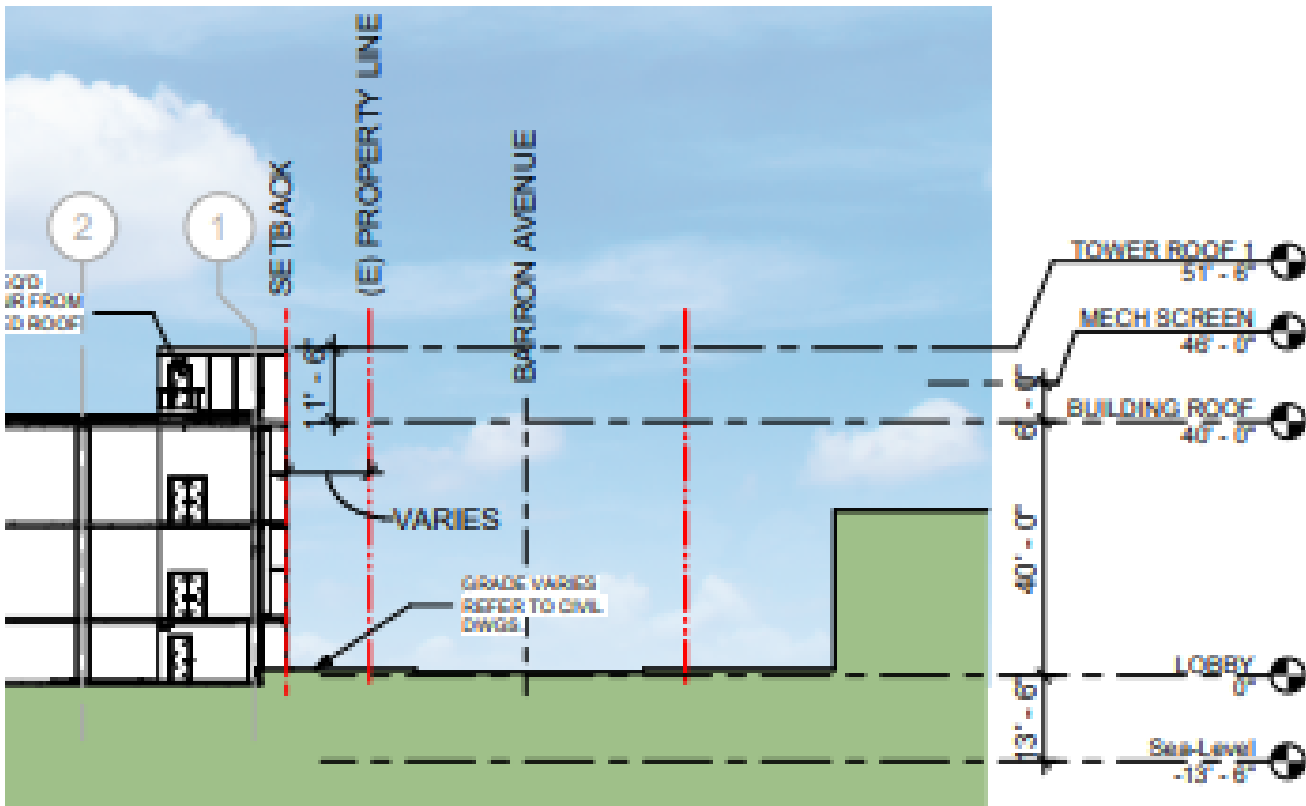




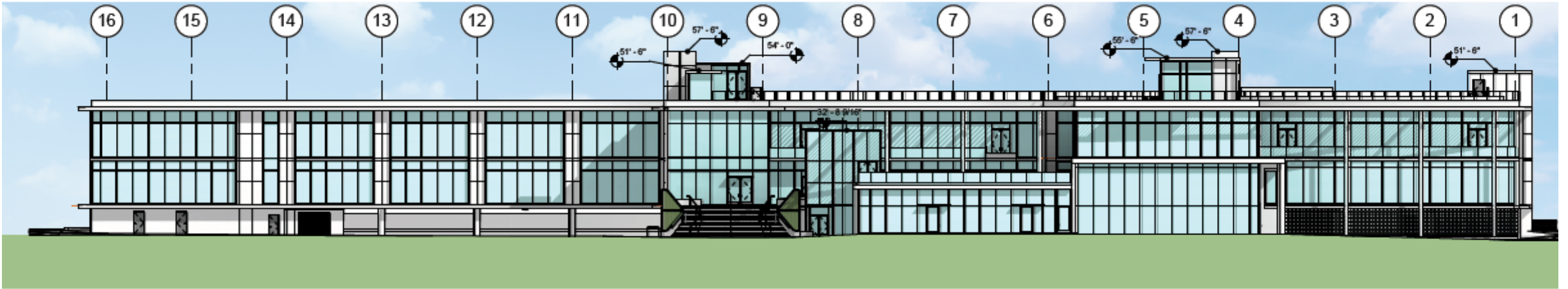
**Roof Top**



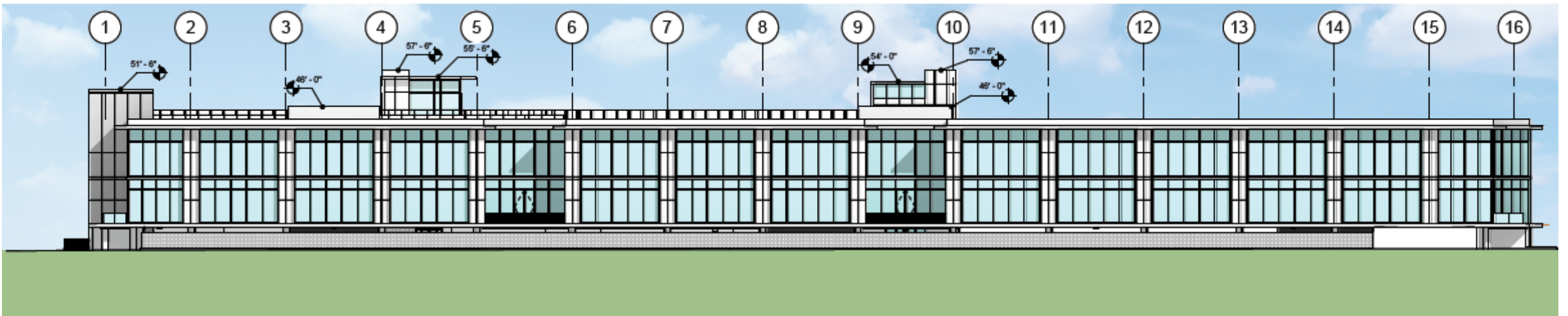
Cross Section



**Building Height – 40 feet  
(51'6" with Elevator)**

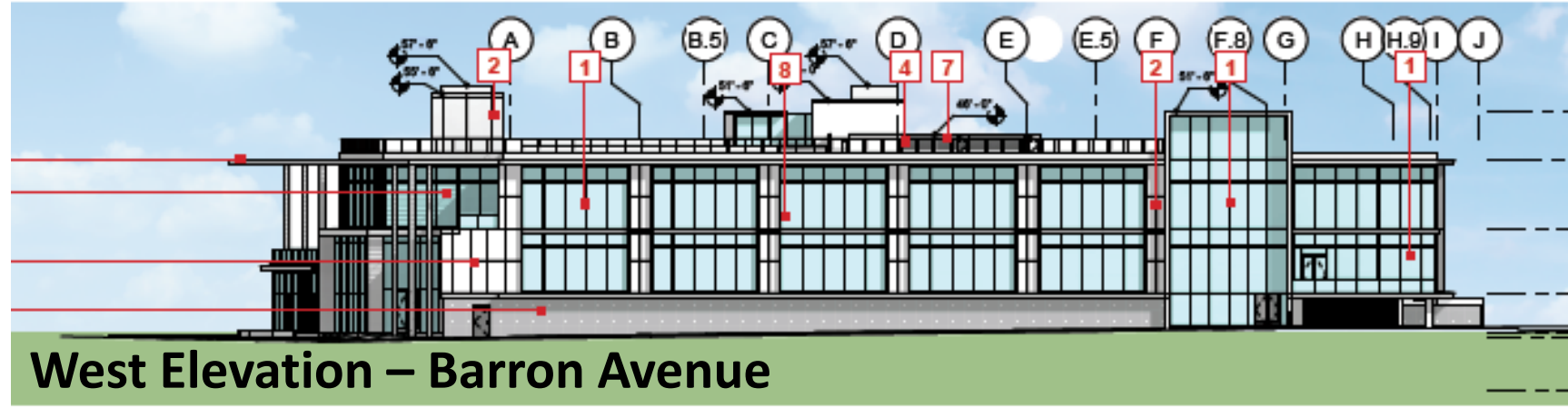


**North Elevation – Bay Road**

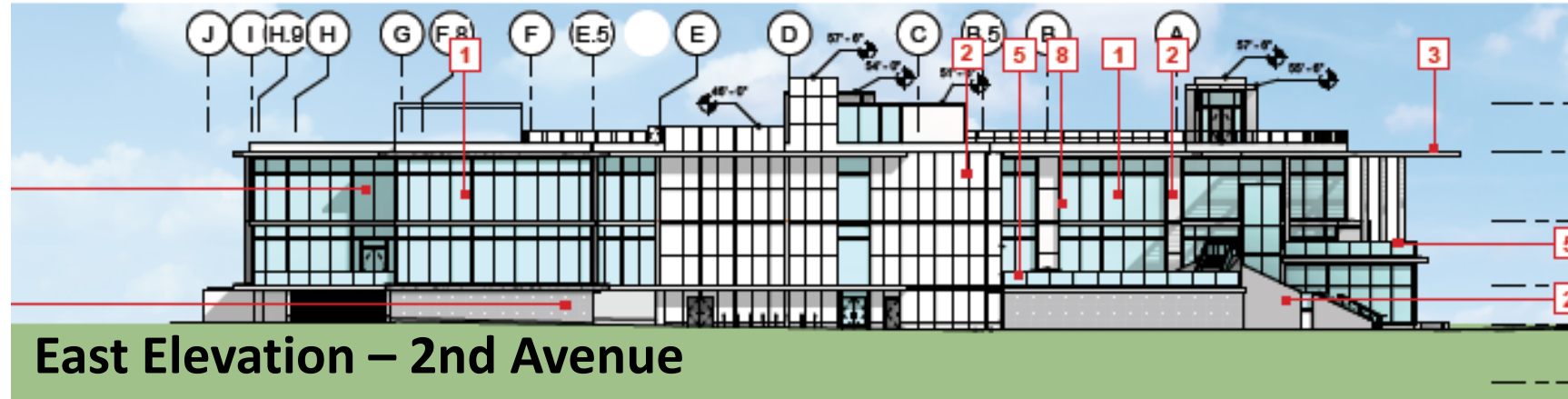


**South Elevation – Neighboring Parcels**





**West Elevation – Barron Avenue**



**East Elevation – 2nd Avenue**



**1**  
CURTAIN WALL  
KAWNEER CLEARWALL  
2-1/2"X8" DARK GREY MATTE  
EXTRUDED  
AL MULLIONS DOUBLE-PANE  
CLEAR LOW-E SOLARBAN 70XL  
GLAZING



**2**  
EXTERIOR ENVELOPE &  
WALLS  
CONCRETE



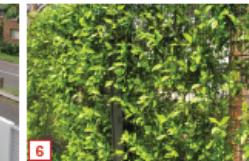
**3**  
EXTERIOR CANOPY  
STEEL COLUMNS IN WHITE  
PAINT AND ALUMINUM TRELLIS  
LOUVRES IN WHITE POWDER  
COAT



**4**  
EXTERIOR RAILINGS  
STEEL SILVER FINISH



**5**  
EXTERIOR RAILINGS  
STEEL RAILINGS IN SILVER  
FINISH AND GLASS  
BALUSTRADE



**6**  
EXTERIOR WALL COVERING  
GREEN SCREEN PLANTING IN  
TRELLIS



**7**  
EXTERIOR MECHANICAL  
PENTHOUSE SCREEN  
METAL SCREEN IN WHITE  
PAINT FINISH



**8**  
EXTERIOR METAL FRAME  
METAL MULLION CAPS IN  
SILVER FINISH

## ATTACHMENT D – Site Photos

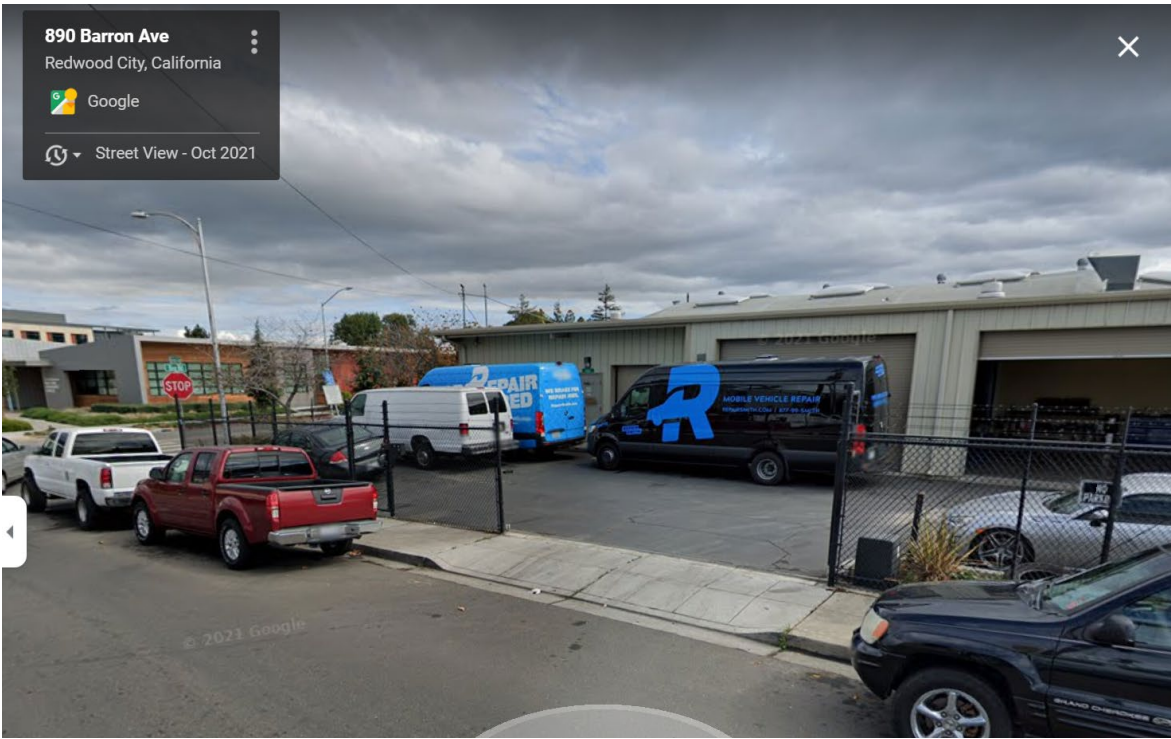


Figure 1 - View of Project Site from Barron Avenue

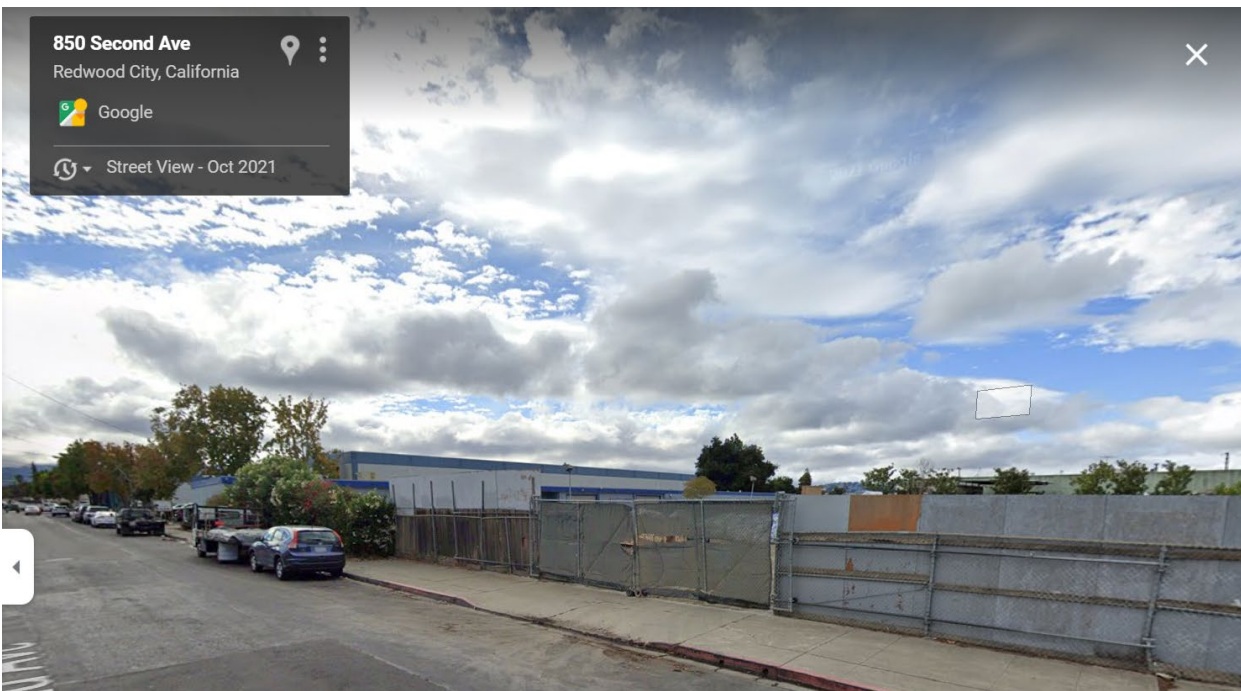


Figure 2 - View of Project Site from Second Avenue





Figure 3 - View of Project Site from Bay Road

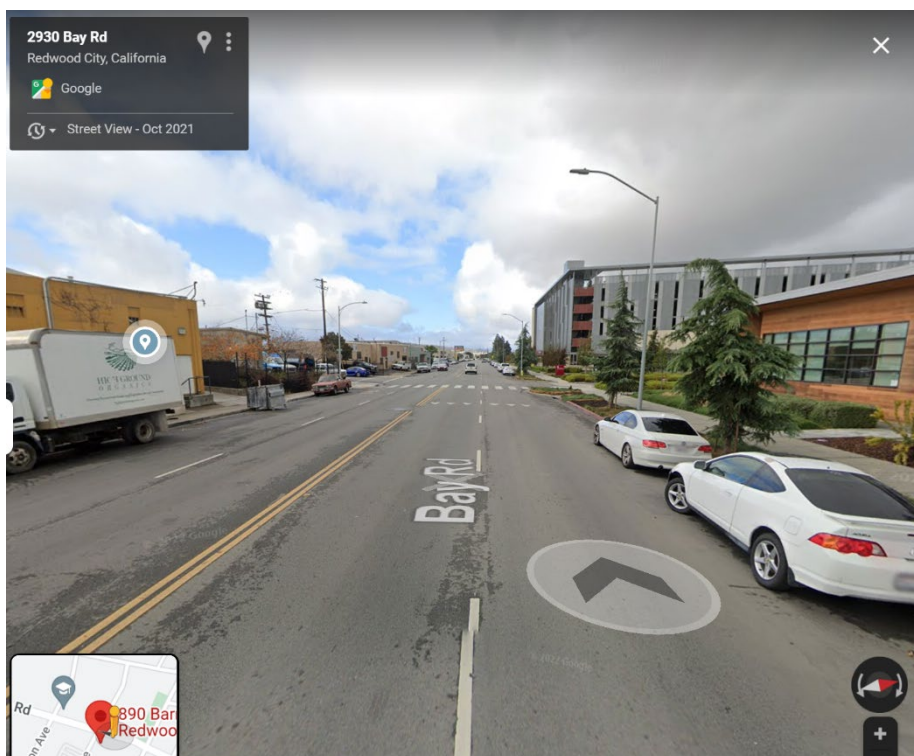


Figure 4 - View of Project Site from Bay Road