



# North Fair Oaks Community Council

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## ITEM #4

Owner: ..... **Mostafa Ronaghi**  
Applicant: ..... **Antony Joma**  
File Number: ..... **PLN 2022-00113**  
Location: ..... **2875 El Camino Real, North Fair Oaks**  
APN: ..... **054-284-200, 054-284-210**

### Project Description:

**Recommendation to the Zoning Hearing Officer for the consideration of a Use Permit and Lot Merger to allow a 23,394-square-foot research and development and residential mixed-use facility in the CMU-1 zoning district.**



## PROJECT DESCRIPTION

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Consideration of a Use Permit for a new 23,394-square-foot research and development and residential mixed-use facility in the CMU-1 (Commercial Mixed Use-1) Zoning District at 2875 El Camino Real. The building would include 19,026 square feet of research laboratory and office uses on the first, second, and third floors, and 4,369 square feet of residential use on the fourth floor. A total of four residential units are proposed on the fourth floor. The project includes a subterranean parking garage with 25 parking spaces utilizing six mechanical lifts and the secure storage for 25 bicycles.



2875 El Camino Real,  
North Fair Oaks



**COUNTY OF  
SAN MATEO**

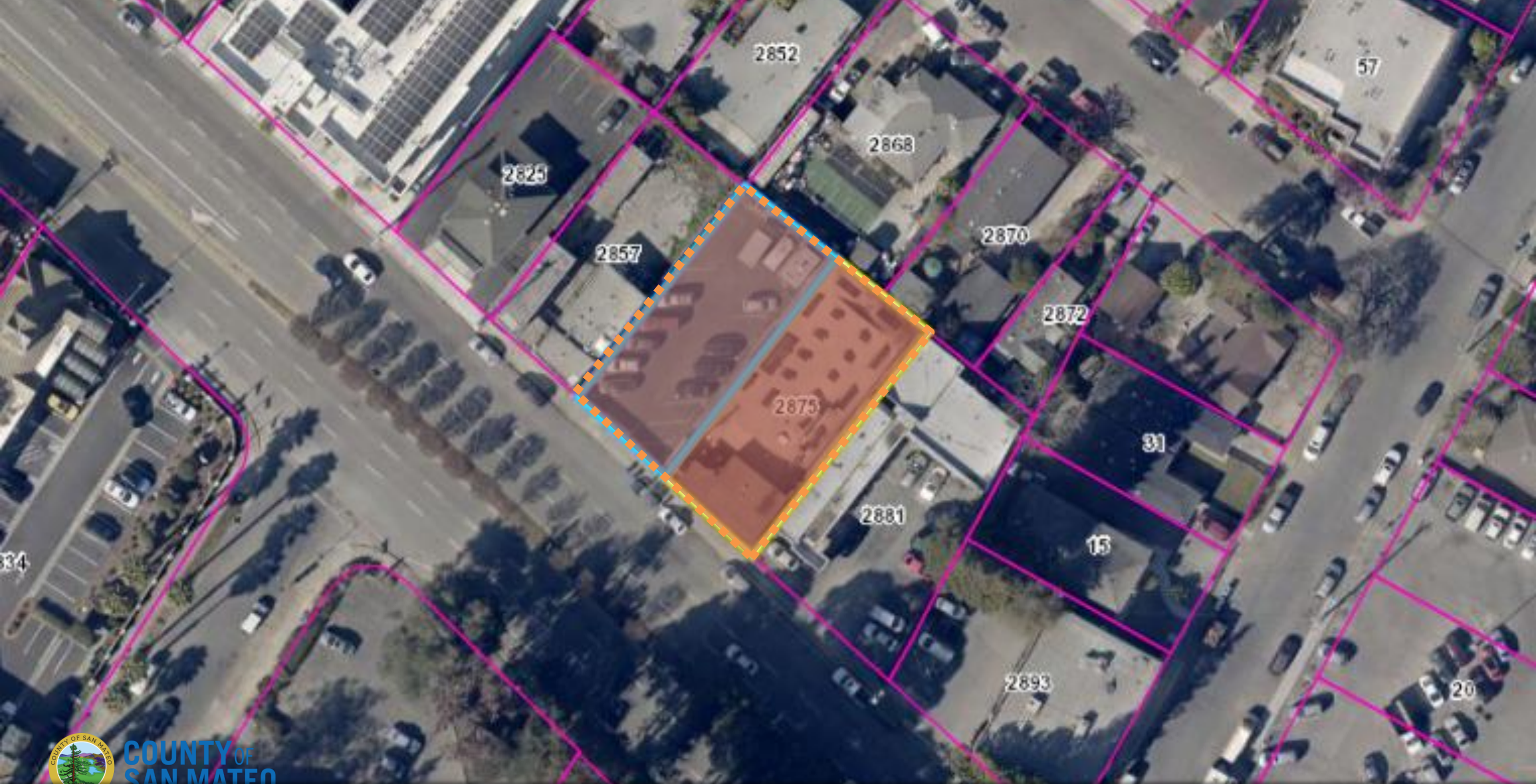
**PLANNING AND BUILDING DEPARTMENT**



El Camino, between  
Berkshire and Dumbarton  
Avenue

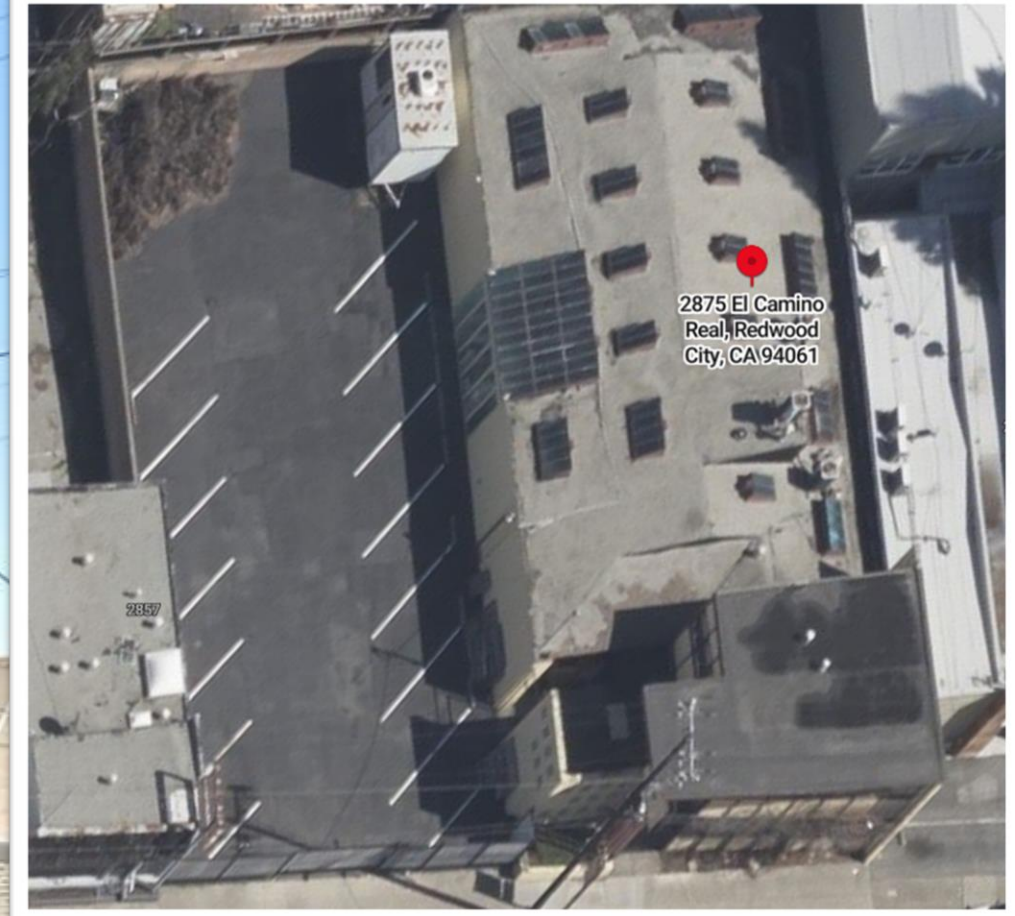






Project Will Span 2 Parcels zoned CMU-1





2875 El Camino  
Real, Redwood  
City, CA 94061

2857

650-364-8428





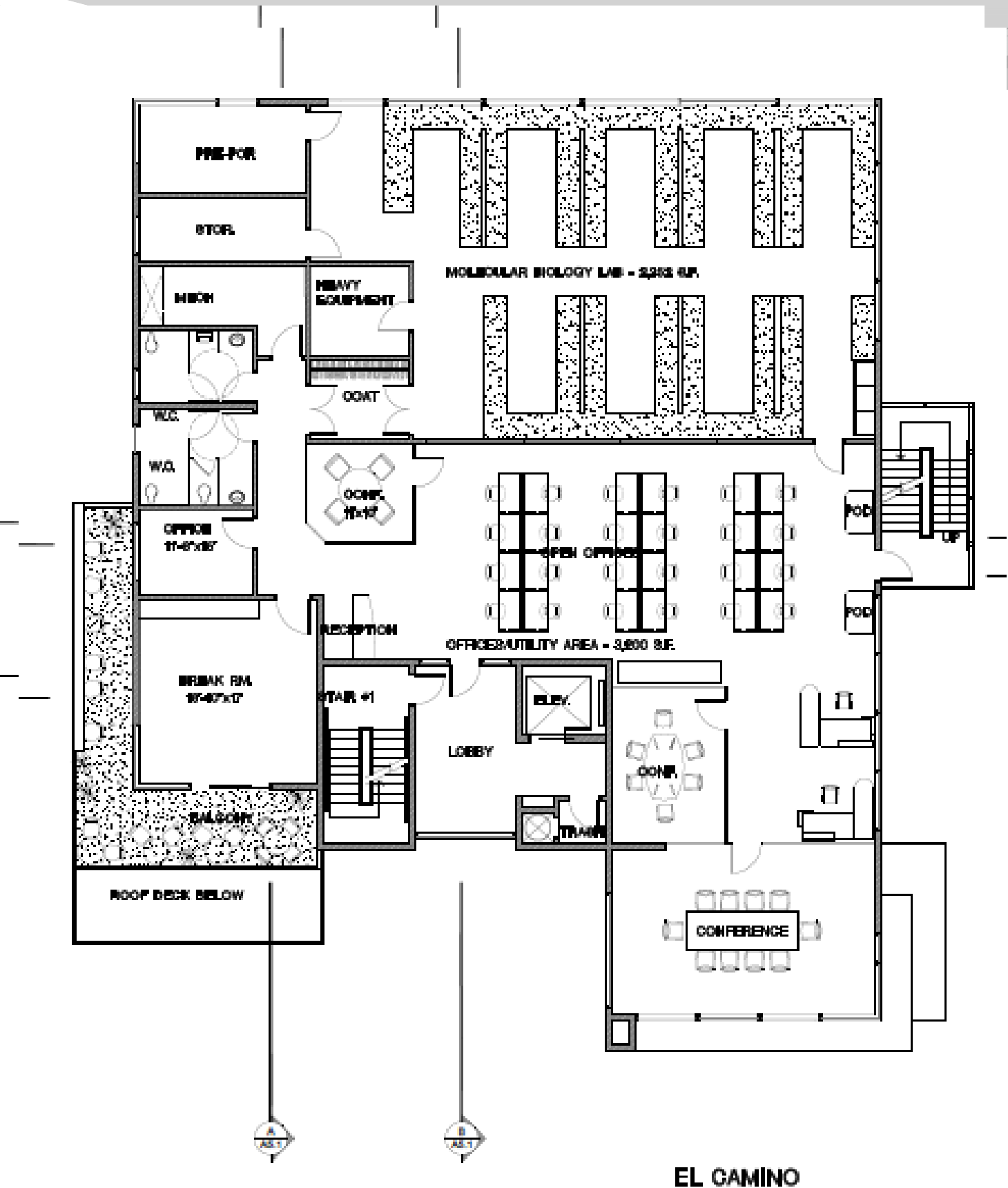
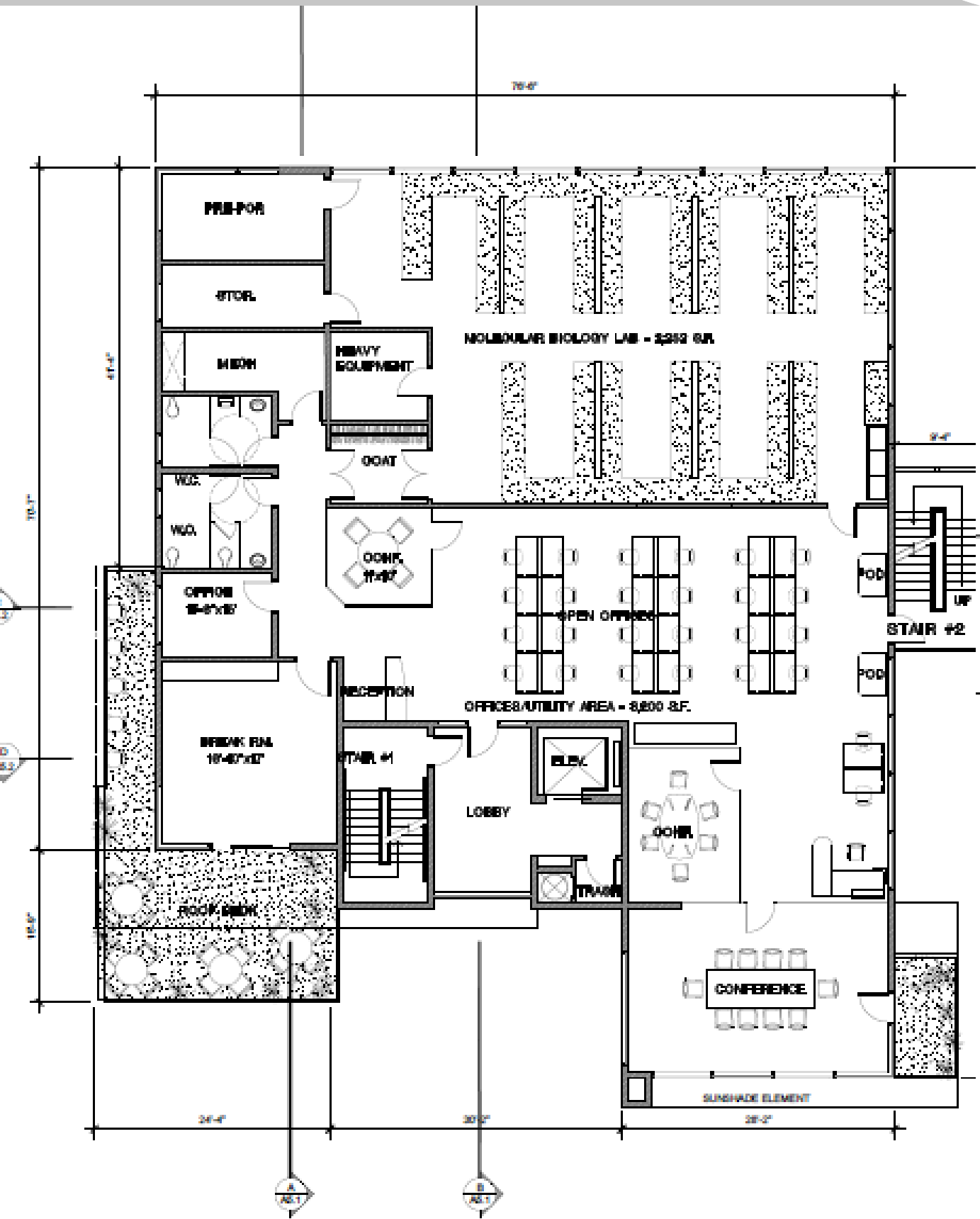
COUNTY OF  
SAN MATEO

USE PERMIT: 23,394 sq.ft. R&D/Residential Mixed Use



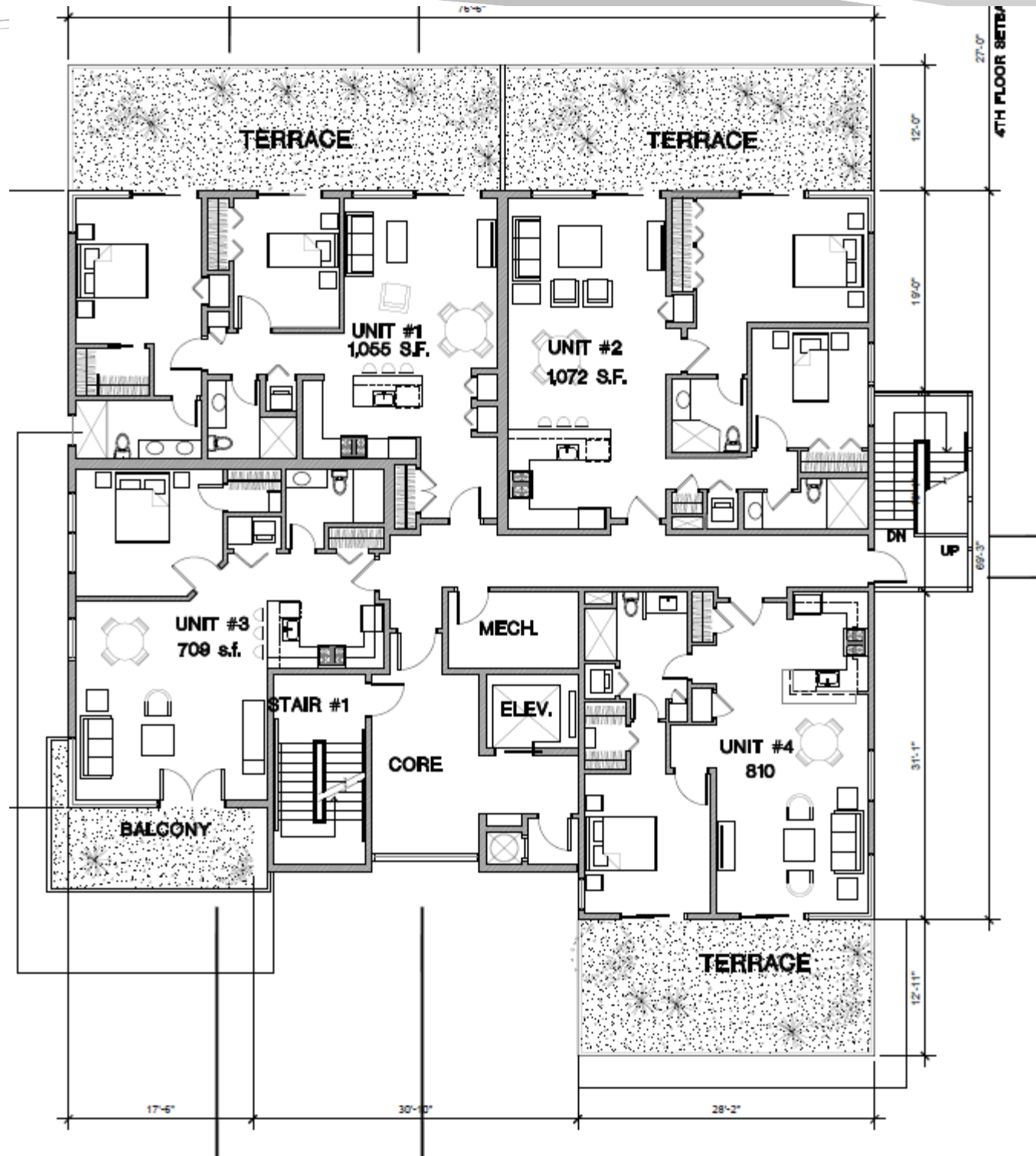






EL GAMINO









# PROJECT COMPLIANCE

## Zoning Regulations

Meets all CMU-1 development standards, Design Guidelines, Parking Standards, and Performance Standards.

## Consistent with GP and NFO Plans

The project is not in conflict with GP and NFO land use maps. The Rezoning and GP amendment will not create pocket zoning or introduce incompatible land uses. All findings for rezoning and GP amendments can be made.

## Traffic

Trip generation would be approximately 218 daily trips which is less than the 500 daily trips that would trigger a traffic analysis. The project is not anticipated to have significant traffic impacts

	CMU-1 Development Standards	Proposed
<b>Building Site Area</b>	5,000 sq. ft.	11,900 sq. ft.
<b>Max. Floor Area</b>	2.0 = 23,800 sq. ft.	23,394 sq. ft.
<b>Min. Front Setback</b>	0 to 10 feet	10 feet
<b>Min. Rear Setback</b>	15 ft. (first 40 ft. of building height), then 27 ft. (above 40 ft. of building height)	15 feet (27 feet for the portion of building above 25 ft.)
<b>Min. Side Setbacks</b>	0 feet	R:3 ft., 11 in. L:4 ft
<b>Max. Building Height</b>	60 ft. (min. 3 stories)	60 feet (4 stories)
<b>Min. Parking Spaces</b>	25 (4 for residential, 1/850 sq. ft. for commercial + 1 for visitor)	25





## Environmental Review

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The proposed project was analyzed in the context of the impacts and mitigation measures discussed in the 2011 Program Environmental Impact Report (Program EIR) for the North Fair Oaks Community Plan and it was determined that no new effects could occur, and no new mitigation measures are required. Therefore, pursuant to CEQA Guidelines Section 15168(c), no additional environmental review is required as the Program EIR adequately describes the potential impacts and includes sufficient mitigation measures to address foreseeable environmental impacts. In addition to the conditions of approval proposed for this project, the project will implement all applicable mitigation measures adopted in the Program EIR.





## RECOMMENDATION

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That the North Fair Oaks Community Council provide a recommendation to the Zoning Hearing Officer on the proposed Use Permit and Lot Merger .





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