

**TOWN OF WOODSIDE
REPORT TO PLANNING COMMISSION**

Meeting Date: November 2, 2016
Prepared by: Sean Mullin, AICP, Associate Planner
Reviewed by: Jackie Young, AICP, Planning Director

Agenda Item: 4

Title: CUSE2016-0008 – Review and approval/denial of a request to update an existing Conditional Use Permit for the Cañada Corners Center in the Community Commercial Zone, which includes an amendment to an existing Conditional Use Permit for the Village Bakery and Café (formerly the Woodside Bakery and Café). The proposal includes a remodel of an existing commercial building and modification of an existing sign. The proposal does not include a change to seating previously approved for the Woodside Bakery and Café.

Property Information

Address: 3052 Woodside Road
APN: 072-162-360
Property Owner: George Roberts
Zoning: CC (Community Commercial)
General Plan: C (Commercial)
Lot Area: 4.23 acres

EXECUTIVE SUMMARY

The Planning Commission shall consider a Conditional Use Permit (CUP) to update an existing Conditional Use Permit for the Cañada Corners Commercial Center in the Community Commercial Zone, which includes an Amendment to an existing Conditional Use Permit for the Village Bakery and Café (formerly the Woodside Bakery and Café). Staff took this opportunity to update the CUP for the entire Center as multiple files have existed for this property for decades. **This staff work did not financially impact the applicant as a CUP is a fixed cost in the Town of Woodside.** The specific new proposal includes a remodel of an existing commercial building and modification of an existing sign. The proposal does not include a change to seating previously approved for the Woodside Bakery and Café.

On September 19, 2016, the ASRB reviewed the proposed project under a Conceptual Design Review (**Attachment 5**, Staff Report). At this meeting, the ASRB supported the proposed project and recommended that the project be forwarded to staff for Formal Design Review (**Attachment 6**, Minutes). On September 26, 2016, the Planning Director issued a letter forwarding the project to staff for Formal Design Review (**Attachment 7**, Action Letter).

The applicant submitted an application for Formal Design Review with staff on October 10, 2016. Staff determined that the applicant had fulfilled all requirements of Formal Design Review and the required Conditions of Approval (**Attachment 8**, Staff Report). The Planning Director

issued a letter (**Attachment 9**, Action Letter) approving the Formal Design Review of the project and forwarding the project to the Planning Commission for consideration of an update to the existing Cañada Corners Conditional Use Permit and an Amendment to the existing Conditional Use Permit for the Village Bakery and Café (formerly the Woodside Bakery and Café), subject to the recommended Conditions of Approval (Table 1).

On October 10, 2016, the applicant submitted an application for Planning Commission consideration of an update to the existing Cañada Corners Conditional Use Permit and an amendment to the existing Conditional Use Permit for the Village Bakery and Café (formerly the Woodside Bakery and Café). The recommended Conditions of Approval and the applicant’s response are summarized in Table 1.

Table 1. Applicant Response to Formal Design Review Conditions of Approval.

Condition of Approval	Applicant’s Response
I. Prior to Planning Commission review of the Conditional Use Permit for the entire Commercial Center, the applicant shall submit:	
a. Floor Plans and Floor Area calculations for all businesses in the Cañada Corners Commercial Center;	The applicant submitted a Site Plan that includes Floor Plans and Floor Area Calculations for all businesses in Cañada Corners (Attachment 17 , Sheet FA1).
b. Site Plan showing all parking spaces;	The applicant submitted a Site Plan showing all parking spaces (Attachment 17 , Sheet FA1).
c. Statements of operational characteristics (hours, type of business, total number of employees, maximum number of employees on site at a given time) for all businesses in the Cañada Corners Commercial Center; and,	The applicant submitted a Site Plan, which includes the operational characteristics of each business in the Cañada Corners Commercial Center (Attachment 17 , Sheet FA1).
d. Details of all existing signs on the site, including dimensions, materials, and location.	The applicant submitted an inventory of all business signs at the Cañada Corners Commercial Center (Attachment 17 , Sheets A1 and A2). Staff has expanded upon this plan to include all signs for parking conditions and directional signs (Attachment 10).

Commercial business at the subject site dates back to approximately 1969. Staff’s research concluded that the first Conditional Use Permit at the site was issued for the Stage Stop Restaurant on March 26, 1974 (CUP #80-70) to allow for the sale of beer and wine. This CUP was amended several times prior to issuance of the CUP for the Cañada Corners Commercial Center (“the Center”). The Center’s CUP was originally approved under CUP #80-81 on January 23, 1979. A number of Amendments and additional Use Permits have been approved for the Center to reflect the construction of new buildings, changes of ownership, installation of artwork, changes to operational

characteristics, and expansions of businesses. **Attachment 11** includes a brief summary of the Conditional Use Permits and Amendments for the site.

A December 15, 2010, Amendment (CUSE2010-0007) included a condition that the bakery and/or restaurant shall not expand without approval of an Amendment to the Use Permit. Since the Woodside Bakery and Café has recently closed and the new owner, operating under the name Village Bakery and Café, has submitted applications for exterior and interior modifications, including an expansion of the bakery/restaurant into the now vacant Woodside Gallery, the Planning Commission must review the existing Conditional Use Permit. The Planning Commission is required to make all of the findings listed in Municipal Code Section 153.251 in order to approve the request for a CUP amendment.

This proposed Amendment to the Use Permit presents an opportunity to update the existing Conditional Use Permits for the entire Cañada Corners Commercial Center, and to consolidate the various Conditional Use Permits and Amendments into one master Conditional Use Permit. The purpose of this consolidation is to continue to regulate the Center as a whole under a single CUP, while recognizing the individual uses within the Center; to allow for flexibility in regulating uses that would be considered nonconforming with strict application of the Municipal Code; and, to gather all existing regulations into one Conditional Use Permit to more efficiently process future Amendments to the Use Permit. This proposed update to the existing Conditional Use Permit would replace all existing Use Permits. The intent of the proposed update to the Center's CUP is to maintain all existing Conditions of Approval detailed in the various Use Permits and Amendments while:

- Eliminating irrelevant conditions intended to regulate the initial construction of the Center;
- Modifying existing conditions to reflect the current status of the Center; and,
- Creating a set of conditions to regulate the signage at the Center, allowing for flexibility in future changes to signage.

The Planning Commission's action is appealable to the Town Council within 10 calendar days of the Commission's decision.

RECOMMENDATION

The Draft Resolution in **Attachment 1**, includes a master list of Conditions of Approval for the Cañada Corners Commercial Center, which was consolidated from the various Conditional Use Permits and Amendments that were approved by the Town over time. If approved, the Resolution in **Attachment 1**, would serve as a comprehensive list of Conditions of Approval for the entire Cañada Corners Commercial Center. Based on the evidence submitted in the record and the analysis provided below, staff recommends approval of the proposed project subject to the following Conditions of Approval:

I. Conditional Use Permit for the Cañada Corners Commercial Center:

Cañada Corners Commercial Center

1. The applicant must return for an amendment to the Conditional Use Permit if any paved area is to exceed 15,000 square feet in the RR zone.
2. The area west of the proposed hardware-building shall be designated as a fire lane and "No Parking" signs shall be posted in this area.

3. Applicant shall provide specific areas for bicycle racks and equestrian hitching. Specific designs and locations shall be subject to the approval of the Planning Director.
4. All new mechanical equipment shall be insulated in accordance with Town noise requirements. All vent outlets shall be oriented vertically away from adjacent residences.
5. Install non-ponding oil traps in on-site catch basins to capture oil and grease from parking lot areas. Oil traps shall be inspected and cleaned at least annually.
6. Maintain an asphalt curb along the edge of all paved areas to contain runoff and prevent sheet flow from paved areas over dirt areas.
7. ~~Remove dead wood and miscellaneous debris from Dry Creek where the creek abuts the site in order to improve the visual appearance, to insure maximum capacity and to prevent debris from being washed downstream. That portion of Dry Creek which is within the applicant's property shall be continually maintained and kept free of debris.~~

**** Note:** This Condition of Approval included in the original Conditional Use Permit was included as a Mitigation Measure in the Environmental Impact Report. It is not consistent with current California Department of Fish and Wildlife practices.

8. No portion of any new or existing parking or paved areas shall be located within twenty feet of the top of the creek bank.
9. The applicant shall maintain landscaping along the southwesterly portion of the property in order to provide an effective visual screen from the adjacent residence.
10. The mechanical equipment on the roof shall not be visible from Woodside or Canada Roads.
11. The applicant shall maintain screening of the transformer from view with an enclosure and native landscaping to the satisfaction of the Planning Director.

Signage

1. **Eave signs** – Signs located on the eaves of the buildings for the identification of businesses shall be limited to a maximum letter height of 9 inches. The letters shall be painted to match the eave signs throughout the Canada Corners center. Changes to the eave signs are subject to review by staff and require the approval of the Planning Director, who shall retain the authority to require review by the Architectural and Site Review Board.
2. **Driveway Entrance Sign** – The freestanding driveway entrance sign, located on the east side of the easternmost driveway entrance from Woodside Road, shall be limited to four individual business identification placards, with a maximum letter height of 4 inches. The letters shall be painted to match the letters on the eave signs. The posts and horizontal base placards shall be made of wood, finished to match the finishes on the Center's buildings. Any change to the freestanding driveway sign is subject to review by staff and requires the approval of the Planning Director, who shall retain the authority to require review by the Architectural and Site Review Board. Additional freestanding signs shall require review by the Architectural and Site Review Administrator and Planning Commission approval of an Amendment to the master Conditional Use Permit for the Center.
3. **Other Signage** – All new or modified signs not permitted under Section 153.076 of the Municipal Code or Signage Conditions 1 and 2, require review by the Architectural and Site Review Administrator and Planning Commission approval of an Amendment to the master Conditional Use Permit for the Center. This includes, but is not limited to,

window signs; banners; signs secured to fencing, freestanding signs, walls, posts, poles, etc.

Woody the Fish

1. The sculpture is not to be used as a commercial sign, nor be the attachment for a commercial sign.

Buck's Restaurant

1. Sale of alcoholic beverages shall be for consumption within the restaurant building only, and be served primarily as a complement to the lunch and dinner menu.
2. Any violation of the State law related to the sale of alcoholic beverage shall be considered a violation of this Conditional Use Permit and said permit shall be subject to immediate cancellation after public hearing by the Planning Commission and upon notice of any such violation.
3. Hours of operation shall be limited to the hours of 6:00 A.M to 10:00 P.M., Monday through Thursday; and 6:00 A.M. to 10:30 P.M., Friday, Saturday, and Sunday. A breakfast, lunch, and dinner menu for adults and children shall be provided 7 days a week. The sale of alcoholic beverages is limited to the hours of 10:00 A.M. to 10:00 P.M., Monday through Thursday; and 10:00 A.M. to 10:30 P.M. Friday, Saturday, and Sunday.
4. The staff shall from time to time review the operation to ascertain it does conform to conditions of the use permit.
5. There shall be no bar stools at the bar service area.
6. Seating capacity shall be limited to 120 seats.

Village Bakery and Café

1. The applicant shall obtain a restaurant permit business license from the County of San Mateo Health Department prior to issuance of a Building Permit.
2. Detailed plans of the mechanical equipment for the pizza ovens shall be submitted and approved by the Fire Marshal prior to issuance of the amended Conditional Use Permit.
3. Any parking areas where parking space dimensions are altered to be less than nine feet in width shall be re-striped to result in spaces that are at least nine feet in width, in conformance with the Town's parking standards.
4. The existing Bakery shall be maintained. New uses shall not be allowed to replace the bakery, unless an amendment to the Use Permit is granted.
5. The portion of the business that contains the bakery and the portion of the business that contains the restaurant shall not be changed or expanded without approval of a CUP amendment. (Total square footage: 4,265, includes: Outdoor dining square footage: 980; Indoor dining, kitchen, retail sales, storage, restrooms, and office space: 3,265).
6. Business hours of operation shall be from 6:00 a.m. to 11:00 p.m.
7. The sale of alcoholic beverages is limited to the hours of 10:00 a.m. to 10:00 p.m., Sunday through Thursday; 10:00 a.m. to 11:00 p.m., Friday and Saturday.
8. All alcohol sales shall be served with food; there shall be no bar stools at the bar service area.
9. The business owner shall maintain in good standing the liquor license for beer, wine and spirits from California Alcohol and Beverage Control (ABC).
10. The Village Bakery and Café is limited to having 70 seats total (indoor and outdoor) for the public between 6:00 a.m. and 6:00 p.m. The Village Bakery and Café is limited to having 95

seats total (indoor and outdoor) for the public between 6:00 p.m. and 11:00 p.m.

11. Pursuant to Municipal Code Section 153.254, the Town shall refer the CUP to the Planning Commission for review and possible revocation if the business is operating outside of the required conditions, except if the Town finds the Village Bakery and Café to be operating with more than 70 seats before 6:00 p.m., Town staff shall revoke the provision in the CUP that permits the restaurant to have an additional 25 seats after 6:00 p.m.
12. The outdoor patio shall not have any type of temporary or permanent roof cover installed without obtaining an amendment to this CUP, and all other necessary permits and approvals.
13. The Mayten tree in the outdoor patio failed. The tree shall be replaced with a 48-inch box tree to the satisfaction of the Planning Director.

II. During Construction:

- a. All construction staging and construction parking shall be located onsite and shall not be located within any right-of-way, ingress/egress easement, access route for other parcels, or within any stream corridor, area with slopes in excess of 35%, area designated to meet the Town's Natural State requirements, any areas where it may harm protected trees, trails, or within any other environmentally sensitive area.
- b. A sign shall be posted in a location readable from the roadway stating the permitted hours of construction pursuant to Municipal Code Section 151.55(B), and a contact name and phone number for the contractor. The sign shall be posted and maintained for the duration of the project, and shall be removed upon approval of the final inspection of all permits onsite.
- c. The Project is to be completed per approved plan. Any deviation from the approved plans requires review and approval of a revision by the Town prior to any revised work taking place.
- d. The applicant shall be responsible for compliance with requirements of all other applicable regulatory agencies, including but not limited to State Water Resources Control Board, Regional Water Quality Control Board, California Department of Fish and Wildlife, Army Corps of Engineers, US Fish and Wildlife, OSHA, EPA and Caltrans.

III. Prior to final inspection/occupancy:

- a. All approved exterior light fixtures shall be installed. The bulb or light source shall be located entirely behind a non-translucent surface. No additional lights or alternate fixtures shall be installed without first being reviewed and approved by the Town.
- b. All paved areas, including gravel/rock areas, shall be installed pursuant to the approved plans. No changes in the size or location of paved areas shall be made without first obtaining review and approval by the Town.
- c. All exterior finishes, colors, and materials approved by the Planning Commission/Planning Director as recommended by ASRB shall be used. Any changes may require further review by ASRB as determined by the Planning Director.
- d. All waterline backflow preventers located within required setbacks shall be installed in accordance with Municipal Code Section 153.050(B). The device shall meet the required location, height, color, and screening requirements.
- e. All construction debris and trailers shall be removed from the site.

PROPERTY DESCRIPTION

The subject property is approximately 2.14 acres, and is located at the northwest corner of the intersection of Highway 84 (Woodside Road) and Cañada Road. The property has multiple

buildings that contain a variety of businesses, including but not limited to, restaurants, retail, personal services, office, and a hardware store. A parking lot serving the businesses surrounds the buildings. An adjacent 2.09-acre parcel to the north includes a parking lot for the Center. The two parcels have a combined area of approximately 4.23 acres. Two vehicular access points serve the Center from the north side of Woodside Road.

ENVIRONMENTAL REVIEW

Since the project involves the remodeling of an existing structure, it is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15301(a).

PUBLIC CORRESPONDENCE

A number of emails were received by staff as of the drafting of this report. The emails include both offers of support and concerns for the project. The primary focus of the comments deal with parking and seating. The emails are included as **Attachment 12**.

CODE COMPLIANCE

Town practice does not allow the Planning Department to process any application for a property which has open code compliance cases unless the application is required to bring the property into compliance. There are no code violations associated with the property.

AMENDMENT TO THE USE PERMIT FOR THE VILLAGE BAKERY AND CAFÉ

Project Description

The Village Bakery and Café is a new owner within Cañada Corners occupying the space of and continuing the use of, the former Woodside Bakery and Café; and expanding into the space of the former Woodside Gallery. The Village Bakery would be approximately 4,245 square feet, including the indoor areas of the former Woodside Bakery (2,615 sf), the Woodside Gallery space (650 sf), and the outdoor patio (980 sf). The entire 980 square foot outdoor patio would be dedicated to dining. The 3,265 square feet interior space would be dedicated to indoor dining, kitchen, retail sales, storage, restrooms, and office space. The owner of the restaurant proposes an interior and exterior remodel, new exterior lighting, and a new sign.

The subject site has an approved Building Permit (BLDG2016-0327) for a voluntary seismic upgrade. This approved work includes demolition of the front and rear façades, roof, and flooring.

Discussion

The proposed project would be located within the previous tenant spaces occupied by the former Woodside Bakery and Woodside Gallery. The existing doors serving the former businesses would be relocated and expanded to double door entries. The westernmost entrance would serve the Village Bakery's bakery/café counter; the easternmost entrance would serve the sit-down restaurant. The existing rear dining patio would remain. The rear façade would be reconfigured with new doors and windows opening up to the patio.

Sign

The applicant proposes to modify the existing sign (**Attachment 13**), replacing the word "Woodside" with "Village" in the same style, colors, and materials as the existing sign. The text would be updated to reflect the new name of the restaurant.

Lighting

The applicant proposes to install six exterior light fixtures on the wall at the front façade. Staff has determined that the proposed fixture (**Attachment 14**) would comply with the requirements of the Municipal Code to be downlight only and shielded.

Seating and Parking

The previous tenant, The Woodside Bakery and Café, had an active Conditional Use Permit (**Attachment 15**, CUSE2010-0007) that allowed 70 seats total (indoor and outdoor) for the public between 6:00 a.m. and 6:00 p.m.; and 95 seats total (indoor and outdoor) for the public between 6:00 p.m. and 11:00 p.m. The Woodside Bakery's permitted use required a minimum of 38 parking spaces. The Woodside Gallery did not require a Conditional Use Permit as it occupied a space of less than 2,000 square feet. The Woodside Gallery, a retail use with a public-serving floor area of 512 square feet and 1 employee, required 4 parking spaces.

The applicant does not propose to increase seating capacity from what was approved under the existing Conditional Use Permit (**Attachment 15**, CUSE2010-0007). The proposed Floor Plan (**Attachment 17**, Sheet PL-1) shows a total of 95 seats distributed through the space as summarized in Table 2.

Table 2. Proposed Seating.

Café	6
Dining A	26
Dining B	28
Bar	7
Patio	28
Total	95

Section 153.117 of the Municipal Code requires 1 parking space for each 2½ seats for establishments for the sale or consumption of alcoholic beverages, food, or refreshments. Based on the Floor Plan, showing up to 95 seats, the proposed use would continue to require a minimum of 38 parking spaces.

Sheet FA1 (**Attachment 17**) provides a summary of the required parking for the Center. In the calculation table, the applicant included required parking in decimals. Staff has modified the table to round these values up to accurately report the required parking. Based on the rounded values, the table on Sheet FA1 indicates that the Center provides 159 parking spaces and that 172 parking spaces are required by the existing uses in the Center, which exceeds the number of existing spaces. While conducting background research on the history of the Conditional Use Permit for Cañada Corners, staff discovered a February 24, 1981 Amendment to construct an employee parking area to the north of the Center. The intent of the employee parking area was to accommodate the employees of the Center and Robert's Market in order to free up space at both commercial properties. The applicant has provided information from the owner of Robert's Market that the maximum number of employees on site at any given time is 45, requiring 15 parking spaces for employees at the Center. The parking required for Robert's Market employees is not reflected on Sheet FA1. Since the 1981 Amendment only called for Robert's Market employee parking at the Center, parking requirements do not need to include the floor area of Robert's Market. This existing condition is reflected in Table 3 below. Additionally, the proposal includes expanding the bakery into the space formerly occupied by the Woodside Gallery with

no increase in seating capacity proposed. As stated above, the Woodside Gallery required 4 parking spaces. By maintaining the maximum 95 seats allowed under the current Use Permit and expanding into the space formerly occupied by the Woodside Gallery, the net impact of the proposed Village Bakery and Café on the required parking at the Center would be a reduction of 4 parking spaces.

Table 3. Required Parking by Use (Also See **Attachment 17**, Site Plan and Occupancy/Parking Study)¹.

Use	Floor Area ²	Employees	Seats	Required Parking
Hardware Store	5,136.2	4	N/A	36
Buck’s Restaurant	1,997.4	N/A	120	48
Village Bakery and Café	2,903.5	N/A	95	38
Tennis Shop	760	2	N/A	6
Dave Tanner’s Office	405.5	3	N/A	3
Emily Joubert	3,437.8	6	N/A	25
Cleaners	99.0	3	N/A	2
The Salon	1,122.3	5	N/A	10
Woodside Gallery	512.0	1	N/A	4
Robert’s Market Employee Parking	N/A	45	N/A	15
Total Existing Required Parking				187
Elimination of Woodside Gallery				-4
Total Proposed Required Parking				183
Total Available Parking (no change)				159

Parking Calculation Notes:

Use	Parking Spaces Required
Retail stores and consumer service establishments	1 for each 150 square feet of floor area, plus one for every 3 employees
Banks and business and professional offices	1 for each 200 square feet of floor area, plus 1 for every 3 employees
Establishments for the sale or consumption of alcoholic beverages, food or refreshments	1 for each 2½ seats, stools, or standing spaces

1. **Attachment 17**, Sheet FA1, Site Plan and Occupancy/Parking Study, illustrates the breakdown of tenant Floor Area and parking requirements.
2. “Floor Area” refers to the area used for service to the public as defined by Section 153.118(B) of the Municipal Code. “Floor Area” may differ from the square footage of a tenant’s space. Parking for some uses, such as retail stores and offices, is determined by “Floor Area” and the number of employees. Parking for a restaurant is determined by the number of seats.

The proposed expansion of the existing bakery into the space of the former Woodside Gallery would take place within the footprint of the existing commercial building and would not increase seating capacity. Table 4 summarizes the parking required by each existing use in the Center with consideration given to the hours of operation for each business and the existing Condition of Approval that the bakery is allowed 70 seats total (indoor and outdoor) for the public between 6:00 a.m. and 6:00 p.m.; and 95 seats total (indoor and outdoor) for the public between 6:00 p.m. and 11:00 p.m. The parking required for the Center would be reduced by 6 spaces with the closing

of the Woodside Gallery and the bakery maintaining the existing number of permitted seats.

Table 4. Required Parking by Day vs. Evening.

Use	Hours of Operation ¹	Required Parking	
		6:00 A.M. – 6:00 P.M.	6:00 P.M. – 11:00 P.M.
Hardware Store	7:30 A.M. – 6:00 P.M.	36	0
Buck’s Restaurant	7:00 A.M. – 9:00 P.M.	(120 seats) 48	(120 seats) 48
Village Bakery and Café ²	6:00 A.M. – 11:00 P.M.	(70 seats) 28	(95 seats) 38
Tennis Shop	9:00 A.M. – 6:00 P.M.	6	0
Dave Tanner’s Office	8:00 A.M. – 5:00 P.M.	3	0
Emily Joubert	9:30 A.M. – 6:00 P.M.	25	0
Cañada Cleaners	8:00 A.M. – 6:00 P.M.	2	0
The Salon	10:00 A.M. – 6:00 P.M.	10	0
Robert’s Market Employee Parking	6:30 A.M. – 8:00 P.M.	15	15
Total Required Parking		173	101
Total Available Parking (no change)		159	159
Difference		-14	58
<ol style="list-style-type: none"> 1. Listed hours have been summarized to the maximum range possible. 2. Staff assumed the hours of operation for the bakery would not change. 			

Pursuant to the Woodside Municipal Code Parking Requirements, Table 4 notes a 6:00 A.M. – 6:00 P.M. deficit of 14 spaces, and a 6:00 P.M. – 11:00 P.M. surplus of 58 spaces. As has been discussed with a number of members of the public, the Woodside Municipal Code Parking Requirements, based on actual conditions, overestimate the parking required for the hardware store; and likely underestimate the parking required for the restaurants due to the fact that required parking by the Municipal Code for restaurants is 1 space for every 2.5 seats and the Town’s restaurants are most frequently patronized before 6:00 P.M. by adults arriving singularly in vehicles.

Trees

The Conditional Use Permit for The Woodside Bakery (**Attachment 15**, CUSE2010-0007) included a Condition of Approval #7 requiring that the existing Mayten tree in the outdoor patio be preserved; and that if the tree fails, it shall be replaced in kind. Staff has observed that no tree persists in the outdoor patio area. During Formal Design Review, the applicant submitted plans showing that a 48-inch box replacement for the removed Mayten tree would be planted in the outdoor patio space.

Proposed CUP Amendment Findings

The proposed expansion of the Village Bakery and Café requires Planning Commission approval of a CUP Amendment. Municipal Code Section 153.251 allows the Planning Commission to approve the CUP amendment if the six following findings can be made:

1. *That the proposed use at such location is necessary or desirable to provide a facility or service which will contribute to the general well-being of the neighborhood or community or which needs to be located where proposed due to the operating requirements of a public utility or service.*

The proposed expansion of the Village Bakery and Café into the space formerly occupied by the Woodside Gallery is located within a Community Commercial district within an existing commercial building. The project would expand the space of an existing restaurant that provides an opportunity for residents to enjoy a meal within the Town. The existing operational characteristics of the restaurant, such as hours of operation and number of seats, will not change under the proposed CUP amendment.

2. *That the proposed use at the particular location will be consistent with the intent, purpose, and objectives of this chapter and the General Plan.*

Expanding the restaurant within the existing commercial building does not conflict with any goals or policies of the General Plan or Town Center Area Plan. The Town Center is where businesses, specifically restaurants, are permitted to be located. The additional floor area would allow for a more comfortable space in which to enjoy a meal. The existing operational characteristics of the restaurant, such as hours of operation or number of seats, will not change under the proposed CUP amendment.

Based on the following General Plan Policies, the proposed project would be consistent with the General Plan:

Policy LUI.6 - Emphasize Commercial Land Uses Which Serve the Day-to-Day Needs of the Residents

Policy LUI.7 – Preserve and Enhance Woodside as a Scenic, Rural Residential Community.
Limit commercial uses to services and facilities which meet the day-to-day needs of residents.

The proposed project would expand an existing restaurant while maintaining the permitted seating capacity. Restaurants provide opportunities for residents to enjoy meals within the Town, thus serving the day-to-day needs of the residents.

Policy CLI.4 – Improve commercial district circulation, traffic flow, and parking.
Improve circulation, traffic flow, and parking in the Town Center and Skylonda Center.

The proposed expansion of the existing bakery into the space of the former Woodside Gallery would take place within the footprint of the existing commercial building and would not increase seating capacity. As summarized in this Staff Report, the parking required for the Center would be reduced by 6 spaces with the closing of the Woodside Gallery and the proposed bakery maintaining the existing number of seats permitted for the previous bakery.

3. *That the proposed use in such location will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity of such use or be injurious to property or improvements in the vicinity.*

The proposed expansion of the Village Bakery and Café into the space formerly occupied by the Woodside Gallery will occur within an existing commercial building. The existing restaurant is located within the Town Center in a commercial zoning district. The restaurant

location is not located immediately adjacent to any residences. The existing operational characteristics of the restaurant, such as hours of operation and number of seats, will not change under the proposed CUP amendment.

4. *That the site for the proposed use is adequate in size, shape, and topography to accommodate the proposed use.*

The proposed expansion of the Village Bakery and Café into the space formerly occupied by the Woodside Gallery will occur within an existing commercial building. No changes to the site or building footprint are required to handle the proposed expansion.

5. *That the site for the proposed use can be served by roads of adequate width and design to accommodate the quantity and type of traffic generated by such use.*

The subject site is currently accessed from Highway 84 (Woodside Road). No additional access roads are required for the expansion of the bakery. Since the project does not propose additional seating and the operational characteristics of the restaurant and retail operation of the bakery will remain the same, no significant traffic increase is likely to occur. No improvements to Highway 84 are warranted by the proposed project.

6. *That adequate utilities and other services required for such use exist or can be provided.*

The site contains all required services and utilities to carry out the expansion of the Village Bakery and Café.

The detailed recommended findings for approval of the CUP amendment are located in the Draft Resolution in **Attachment 1**.

UPDATE TO THE USE PERMITS FOR THE CAÑADA CORNERS COMMERCIAL CENTER

Original Conditional Use Permit

The original CUP for the Cañada Corners Commercial Center was issued in 1979 (CUP#80-81), and amended numerous times as outlined in **Attachment 11**. A number of the Amendments to the original CUP related to individual businesses within the Center, while others dealt with the Center as a whole. An additional CUP that permitted the installation of Woody the Fish was approved in 1996 (CUP96-004). Staff has updated the Conditional Use Permit for the Center to consolidate all of the conditions regulating the Center under one master CUP. **This staff work did not financially impact the applicant as a CUP is a fixed cost in the Town of Woodside.** This update would allow the Town to continue to regulate the Center as a whole, while recognizing the individual uses within the Center. The update would allow for flexibility in regulating uses that would be considered nonconforming with strict application of the Municipal Code. The update would also gather all existing regulations into one master Conditional Use Permit to allow for more efficient processing of future Amendments to the Use Permit. This proposed update to the existing Conditional Use Permit would replace all existing Use Permits.

Staff has researched the details of the various CUPs and Amendments for each use on the property. A strikethrough version of the various existing Conditions of Approval for each use is

included as **Attachment 16**. The CUP update for the Center includes:

- Eliminating irrelevant conditions intended to regulate the initial construction of the Center;
- Modifying existing conditions to reflect the current status of the Center; and,
- Creating a set of conditions to regulate the signage at the Center, allowing for flexibility in future changes to signage.

Staff recommends replacing all existing Conditions of Approval included in the numerous CUPs and Amendments with those included in this Staff Report. All of the relevant conditions from 1974 to present have been included in the attached Resolution so that all Cañada Corners Commercial Center CUP conditions would be located in one updated document.

SIGNS

In addition to updating the CUP for the center, staff recommends including new language in the master CUP for the Center to recognize the existing signage. Municipal Code Section 153.076, limits signage at a commercial property to 32 square feet and does not take into account commercial properties with multiple tenants.

The applicant has included a sign inventory (**Attachment 17**, Sheets A1 & A2) showing that there is currently 121.06 square feet of existing business identification signs at the Center, exceeding the 32 square feet allowed by the Municipal Code. As stated above, the sign regulations in the Municipal Code do not take into account commercial properties with multiple tenants. The subject property currently has 8 tenants, each with its own signage resulting in 121.06 square feet of business identification signage. While the level of existing signage is reasonable given the size of the center, it exceeds what is allowed on a single site by the Municipal Code. A Conditional Use Permit could recognize the unique circumstances of this commercial property with multiple tenants and allow for deviations from the Municipal Code. The purpose of a Conditional Use Permit is to give flexibility to the use regulations and to account for the widely varying needs of some uses. The Planning Commission is empowered to grant or to deny applications for Use Permits for such conditional uses and to impose reasonable conditions upon the granting of Use Permits.

Staff has expanded on the applicant's sign inventory to include the directional and parking condition signage (**Attachment 10**). This signage is permitted under Section 153.076 of the Municipal Code, and does not contribute to the square footage of business identification signage.

Staff recommends the following Conditions of Approval for signage be included in the master Conditional Use Permit for the Center:

1. **Eave signs** – Signs located on the eaves of the buildings for the identification of businesses shall be limited to a maximum letter height of 9 inches. The letters shall be painted to match the eave signs throughout the Canada Corners center. Changes to the eave signs are subject to review by staff and require the approval of the Planning Director, who shall retain the authority to require review by the Architectural and Site Review Board.
2. **Driveway Entrance Sign** – The freestanding driveway entrance sign, located on the east side of the easternmost driveway entrance from Woodside Road, shall be limited to four

individual business identification placards, with a maximum letter height of 4 inches. The letters shall be painted to match the letters on the eave signs. The posts and horizontal base placards shall be made of wood finished to match the finishes on the Center's buildings. Any change to the freestanding driveway sign is subject to review by staff and requires the approval of the Planning Director, who shall retain the authority to require review by the Architectural and Site Review Board. Additional freestanding signs shall require review by the Architectural and Site Review Administrator and Planning Commission approval of an Amendment to the master Conditional Use Permit for the Center.

3. **Other Signage** – All new or modified signs not permitted under Section 153.076 of the Municipal Code or Signage Conditions 1 and 2, require review by the Architectural and Site Review Administrator and Planning Commission approval of an Amendment to the master Conditional Use Permit for the Center. This includes, but is not limited to, window signs; banners; signs secured to fencing, freestanding signs, walls, posts, poles, etc.

CONCLUSION

Staff recommends that the Planning Commission adopt the Draft Resolution (**Attachment 1**) approving the amendment to the existing CUP for the Village Bakery and Café and updating the existing CUP for the Cañada Corners Commercial Center.

Property Information

ZONING: CC (Community Commercial)

LOT SIZE: 4.23 acres (184,284 square feet)

TOTAL BUILDING COVERAGE:

Allowed: 36,857 square feet (20% maximum building coverage)

Existing: 19,626 square feet (no change)

COMMERCIAL STRUCTURE (HEIGHT):

Allowed: 17.00 foot maximum (within 100 feet of Woodside Road in Area A
in the Community Commercial District)

Existing: 17.92 feet (no change)

SETBACKS:

	<u>Front</u>	<u>Rear</u>	<u>Side</u>
Required:	0'	25'	0'
Existing:	72'	350'	10' & 41'

(no change to existing setbacks)

PARKING:

Existing Parking Spaces: 159 spaces

Parking Required for Existing Uses: 187 spaces¹

Parking Required for Proposed Uses: 183 spaces¹

¹ Includes the 15 spaces required for Robert's Market employee parking.

ATTACHMENTS

1. Draft Resolution
2. Application
3. Location Map
4. Architectural Design Statement/Project Narrative, submitted August 22, 2016
5. ASRB Conceptual Design Review Staff Report, dated September 19, 2016
6. ASRB Conceptual Design Review Minutes from September 19, 2016, meeting
7. ASRB Conceptual Design Review Action Letter, dated September 21, 2016
8. ASRB Formal Design Review with Staff, Staff Report, dated October 26, 2016
9. ASRB Formal Design Review with Staff, Action Letter, dated October 26, 2016
10. Sign Inventory with parking signs added
11. Conditional Use Permit History for Cañada Corners
12. Public Correspondence (through October 27, 2016 at 3:30 P.M.)
13. Photo of the existing Woodside Bakery & Café sign
14. Exterior Lighting Manufacturer's Specification Sheet
15. Resolution 2010-0024, CUSE2010-0007
16. Strikethrough of all previous Use Permit and Amendment Conditions
17. Project Plans, received October 10, 2016 (PC only*)

*Copies of all materials distributed to ASRB members are available at Town of Woodside, located at 2955 Woodside Road, Woodside, CA 94062 from 8:00 a.m.-12:00 p.m. and 1:00 p.m.-5:00 p.m., Monday through Friday.

RESOLUTION NO. 2016-0__

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF WOODSIDE APPROVING **CUSE2016-0008**, AMENDING AND REPLACING CONDITIONAL USE PERMIT NO. 80-70, CONDITIONAL USE PERMIT NO. 80-81, CONDITIONAL USE PERMIT NO. 96-004, AND CONDITIONAL USE PERMIT NO. CUSE2015-0007 FOR THE **CAÑADA CORNERS COMMERCIAL CENTER** TO ALLOW CHANGES TO THE VILLAGE BAKERY AND CAFÉ (FORMERLY THE WOODSIDE BAKERY AND CAFÉ), INCLUDING A REMODEL OF AN EXISTING COMMERCIAL BUILDING AND MODIFICATION OF AN EXISTING SIGN. THE PROPOSAL DOES NOT INCLUDE A CHANGE TO SEATING PREVIOUSLY APPROVED FOR THE WOODSIDE BAKERY AND CAFÉ. APPROVAL OF **CUSE2016-0008** INCLUDES AN UPDATE TO AND CONSOLIDATION OF THE VARIOUS CONDITIONAL USE PERMITS FOR THE **CAÑADA CORNERS COMMERCIAL CENTER'S**. **CUSE2016-0008** REPLACES ALL PREVIOUSLY APPROVED CONDITIONAL USE PERMITS FOR THE SUBJECT PROPERTY.

WHEREAS, an application was submitted requesting an Amendment to a Conditional Use Permit to allow the Village Bakery and Café (formerly the Woodside Bakery and Café) to remodel and existing commercial building and modify an existing sign. The proposal does not include a change to the seating previously approved for the Woodside Bakery and Cafe;

WHEREAS, the procedures for processing the application have been followed as required by law; and,

WHEREAS the Project was reviewed and analyzed pursuant to the California Environmental Quality Act (CEQA, Public Resources Code sections 21000-21177), and determined that the project is Categorical Exempt under Sections 15301(a) (interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances);

WHEREAS, on September 19, 2016, the ASRB conducted a duly noticed public hearing on the Conceptual Design of the Project at which oral and written comments were presented to the Board. The ASRB reviewed and considered the information in the administrative record, and provided comments for the owner to consider in their application for Formal Design Review with staff;

WHEREAS, on October 26, 2016, staff determined that the applicant had fulfilled all requirements of Formal Design Review and the required Conditions of Approval; and,

WHEREAS, on October 26, 2016, the Planning Director issued a letter recommending approval of the project to the Planning Commission subject to Conditions of Approval; and,

WHEREAS, on November 2, 2016, the Planning Commission conducted a duly noticed public hearing on the Project at which time oral and written comments were presented to the Commission. The Planning Commission reviewed and considered the information in the administrative record; and,

WHEREAS, the Planning Commission hereby finds that the project complies with the goals and policies of the General Plan, as further discussed, detailed and supported by the Planning Commission staff report of November 2, 2016, to approve the Amendment to the Conditional Use Permit (**CUSE2016-0008**).

NOW THEREFORE, BE IT RESOLVED the Planning Commission hereby makes the following findings to amend Conditional Use Permit No. 80-70, Conditional Use Permit No. 80-81, Conditional Use Permit No. 96-004, and Conditional Use Permit No. CUSE2015-0007, as further discussed, detailed and supported by the Planning Commission staff report of November 2, 2016, to approve **CUSE2016-0008** pursuant to WMC §153.251:

1. *That the proposed use at such location is necessary or desirable to provide a facility or service which will contribute to the general well-being of the neighborhood or community or which needs to be located where proposed due to the operating requirements of a public utility or service.*

The expansion of the Village Bakery and Café into the space formerly occupied by the Woodside Gallery is located within a Community Commercial district within an existing commercial building. The project will expand the space of an existing restaurant that provides an opportunity for residents to enjoy a meal within the Town. The existing operational characteristics of the restaurant, such as hours of operation and number of seats, will not change under the CUP amendment.

2. *That the proposed use at the particular location will be consistent with the intent, purpose, and objectives of this chapter and the General Plan.*

Expanding the restaurant within the existing commercial building does not conflict with any goals or policies of the General Plan or Town Center Area Plan. The Town Center is where businesses, specifically restaurants, are permitted to be located. The additional floor area would allow for a more comfortable space in which to enjoy a meal. The existing operational characteristics of the restaurant, such as hours of operation and number of seats, will not change under the proposed CUP amendment.

Based on the following General Plan Policies, the project is consistent with the General Plan:

Policy LUI.6 - Emphasize Commercial Land Uses Which Serve the Day-to-Day Needs of the Residents

Policy LUI.7 – Preserve and Enhance Woodside as a Scenic, Rural Residential Community.

Limit commercial uses to services and facilities which meet the day-to-day needs of residents.

The project will expand an existing restaurant while maintaining the permitted seating capacity. Restaurants provide opportunities for residents to enjoy meals within the Town, thus serving the day-to-day needs of the residents.

Policy CL1.4 – Improve commercial district circulation, traffic flow, and parking.
Improve circulation, traffic flow, and parking in the Town Center and Skylonda Center.

The expansion of the existing bakery into the space of the former Woodside Gallery will take place within the footprint of the existing commercial building and will not increase seating capacity. As summarized in the Staff Report to the Planning Commission date November 2, 2016, the parking required for the Center will be reduced by 6 spaces with the closing of the Woodside Gallery and the proposed bakery maintaining the existing number of seats permitted for the previous bakery.

- 3. That the proposed use in such location will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity of such use or be injurious to property or improvements in the vicinity.*

The expansion of the Village Bakery and Café into the space formerly occupied by the Woodside Gallery will occur within an existing commercial building. The existing restaurant is located within the Town Center in a commercial zoning district. The restaurant location is not located immediately adjacent to any residences. The existing operational characteristics of the restaurant, such as hours of operation and number of seats, will not change under the proposed CUP amendment.

- 4. That the site for the proposed use is adequate in size, shape, and topography to accommodate the proposed use.*

The expansion of the Village Bakery and Café into the space formerly occupied by the Woodside Gallery will occur within an existing commercial building. No changes to the site or building footprint are required to handle the proposed expansion.

- 5. That the site for the proposed use can be served by roads of adequate width and design to accommodate the quantity and type of traffic generated by such use.*

The subject site is currently accessed from Highway 84 (Woodside Road). No additional access roads are required for the expansion of the bakery. Since the project does not include additional seating and the operational characteristics of the restaurant and retail operation of the bakery will remain unchanged, no significant traffic increase is likely to occur. No improvements to Highway 84 are warranted by the proposed project.

- 6. That adequate utilities and other services required for such use exist or can be provided.*

The site contains all required services and utilities to carry out the expansion of the Village Bakery and Café.

THEREFORE, BE IT FURTHER RESOLVED, that the Planning Commission hereby approves Conditional Use Permit Amendment No. **CUSE2016-0008**, which amends and replaces Conditional Use Permit No. 80-70, Conditional Use Permit No. 80-81, Conditional Use Permit No. 96-004, and Conditional Use Permit No. CUSE2015-0007, subject to the following Conditions of Approval:

I. Conditional Use Permit for the Cañada Corners Commercial Center:

Cañada Corners Commercial Center

1. The applicant must return for an amendment to the Conditional Use Permit if any paved area is to exceed 15,000 square feet in the RR zone.
2. The area west of the proposed hardware-building shall be designated as a fire lane and "No Parking" signs shall be posted in this area.
3. Applicant shall provide specific areas for bicycle racks and equestrian hitching. Specific designs and locations shall be subject to the approval of the Planning Director.
4. All new mechanical equipment shall be insulated in accordance with Town noise requirements. All vent outlets shall be oriented vertically away from adjacent residences.
5. Install non-ponding oil traps in on-site catch basins to capture oil and grease from parking lot areas. Oil traps shall be inspected and cleaned at least annually.
6. Maintain an asphalt curb along the edge of all paved areas to contain runoff and prevent sheet flow from paved areas over dirt areas.
7. ~~Remove dead wood and miscellaneous debris from Dry Creek where the creek abuts the site in order to improve the visual appearance, to insure maximum capacity and to prevent debris from being washed downstream. That portion of Dry Creek which is within the applicant's property shall be continually maintained and kept free of debris.~~

**** Note:** This Condition of Approval included in the original Conditional Use Permit was included as a Mitigation Measure in the Environmental Impact Report. It is not consistent with current California Department of Fish and Wildlife practices.

8. No portion of any new or existing parking or paved areas shall be located within twenty feet of the top of the creek bank.
9. The applicant shall maintain landscaping along the southwesterly portion of the property in order to provide an effective visual screen from the adjacent residence.
10. The mechanical equipment on the roof shall not be visible from Woodside or Canada Roads.
11. The applicant shall maintain screening of the transformer from view with an enclosure and native landscaping to the satisfaction of the Planning Director.

Signage

1. **Eave signs** – Signs located on the eaves of the buildings for the identification of businesses shall be limited to a maximum letter height of 9 inches. The letters shall be painted to match the eave signs throughout the Canada Corners center. Changes to the eave signs are subject to review by staff and require the approval of the Planning Director, who shall retain the authority to require review by the Architectural and Site Review Board.
2. **Driveway Entrance Sign** – The freestanding driveway entrance sign, located on the east side of the easternmost driveway entrance from Woodside Road, shall be limited to four individual business identification placards, with a maximum letter height of 4 inches. The letters shall be painted to match the letters on the eave signs. The posts and horizontal base placards shall be made of wood, finished to match the finishes on the Center's buildings. Any change to the freestanding driveway sign is subject to review by staff and

requires the approval of the Planning Director, who shall retain the authority to require review by the Architectural and Site Review Board. Additional freestanding signs shall require review by the Architectural and Site Review Administrator and Planning Commission approval of an Amendment to the master Conditional Use Permit for the Center.

3. **Other Signage** – All new or modified signs not permitted under Section 153.076 of the Municipal Code or Signage Conditions 1 and 2, require review by the Architectural and Site Review Administrator and Planning Commission approval of an Amendment to the master Conditional Use Permit for the Center. This includes, but is not limited to, window signs; banners; signs secured to fencing, freestanding signs, walls, posts, poles, etc.

Woody the Fish

1. The sculpture is not to be used as a commercial sign, nor be the attachment for a commercial sign.

Buck's Restaurant

1. Sale of alcoholic beverages shall be for consumption within the restaurant building only, and be served primarily as a complement to the lunch and dinner menu.
2. Any violation of the State law related to the sale of alcoholic beverage shall be considered a violation of this Conditional Use Permit and said permit shall be subject to immediate cancellation after public hearing by the Planning Commission and upon notice of any such violation.
3. Hours of operation shall be limited to the hours of 6:00 A.M to 10:00 P.M., Monday through Thursday; and 6:00 A.M. to 10:30 P.M., Friday, Saturday, and Sunday. A breakfast, lunch, and dinner menu for adults and children shall be provided 7 days a week. The sale of alcoholic beverages is limited to the hours of 10:00 A.M. to 10:00 P.M., Monday through Thursday; and 10:00 A.M. to 10:30 P.M. Friday, Saturday, and Sunday.
4. The staff shall from time to time review the operation to ascertain it does conform to conditions of the use permit.
5. There shall be no bar stools at the bar service area.
6. Seating capacity shall be limited to 120 seats.

Village Bakery and Café

1. The applicant shall obtain a restaurant permit business license from the County of San Mateo Health Department prior to issuance of a Building Permit.
2. Detailed plans of the mechanical equipment for the pizza ovens shall be submitted and approved by the Fire Marshal prior to issuance of the amended Conditional Use Permit.
3. Any parking areas where parking space dimensions are altered to be less than nine feet in width shall be re-stripped to result in spaces that are at least nine feet in width, in conformance with the Town's parking standards.
4. The existing Bakery shall be maintained. New uses shall not be allowed to replace the bakery, unless an amendment to the Use Permit is granted.
5. The portion of the business that contains the bakery and the portion of the business that contains the restaurant shall not be changed or expanded without approval of a CUP

amendment. (Total square footage: 4,265, includes: Outdoor dining square footage: 980; Indoor dining, kitchen, retail sales, storage, restrooms, and office space: 3,265).

6. Business hours of operation shall be from 6:00 a.m. to 11:00 p.m.
7. The sale of alcoholic beverages is limited to the hours of 10:00 a.m. to 10:00 p.m., Sunday through Thursday; 10:00 a.m. to 11:00 p.m., Friday and Saturday.
8. All alcohol sales shall be served with food; there shall be no bar stools at the bar service area.
9. The business owner shall maintain in good standing the liquor license for beer, wine and spirits from California Alcohol and Beverage Control (ABC).
10. The Village Bakery and Café is limited to having 70 seats total (indoor and outdoor) for the public between 6:00 a.m. and 6:00 p.m. The Village Bakery and Café is limited to having 95 seats total (indoor and outdoor) for the public between 6:00 p.m. and 11:00 p.m.
11. Pursuant to Municipal Code Section 153.254, the Town shall refer the CUP to the Planning Commission for review and possible revocation if the business is operating outside of the required conditions, except if the Town finds the Village Bakery and Café to be operating with more than 70 seats before 6:00 p.m., Town staff shall revoke the provision in the CUP that permits the restaurant to have an additional 25 seats after 6:00 p.m.
12. The outdoor patio shall not have any type of temporary or permanent roof cover installed without obtaining an amendment to this CUP, and all other necessary permits and approvals.
13. The Mayten tree in the outdoor patio failed. The tree shall be replaced with a 48-inch box tree to the satisfaction of the Planning Director.

II. During Construction:

- a. All construction staging and construction parking shall be located onsite and shall not be located within any right-of-way, ingress/egress easement, access route for other parcels, or within any stream corridor, area with slopes in excess of 35%, area designated to meet the Town's Natural State requirements, any areas where it may harm protected trees, trails, or within any other environmentally sensitive area.
- b. A sign shall be posted in a location readable from the roadway stating the permitted hours of construction pursuant to Municipal Code Section 151.55(B), and a contact name and phone number for the contractor. The sign shall be posted and maintained for the duration of the project, and shall be removed upon approval of the final inspection of all permits onsite.
- c. The Project is to be completed per approved plan. Any deviation from the approved plans requires review and approval of a revision by the Town prior to any revised work taking place.
- d. The applicant shall be responsible for compliance with requirements of all other applicable regulatory agencies, including but not limited to State Water Resources Control Board, Regional Water Quality Control Board, California Department of Fish and Wildlife, Army Corps of Engineers, US Fish and Wildlife, OSHA, EPA and Caltrans.

III. Prior to final inspection/occupancy:

- a. All approved exterior light fixtures shall be installed. The bulb or light source shall be located entirely behind a non-translucent surface. No additional lights or alternate fixtures shall be installed without first being reviewed and approved by the Town.

- b. All paved areas, including gravel/rock areas, shall be installed pursuant to the approved plans. No changes in the size or location of paved areas shall be made without first obtaining review and approval by the Town.
- c. All exterior finishes, colors, and materials approved by the Planning Commission/Planning Director as recommended by ASRB shall be used. Any changes may require further review by ASRB as determined by the Planning Director.
- d. All waterline backflow preventers located within required setbacks shall be installed in accordance with Municipal Code Section 153.050(B). The device shall meet the required location, height, color, and screening requirements.
- e. All construction debris and trailers shall be removed from the site.

PASSED AND ADOPTED, this 2nd day of November 2016, by the following vote:

AYES:
 NOES:
 ABSTAIN:
 ABSENT:

APPROVED:

 Chair Huberty

ATTEST:

 Planning Secretary

This permit is hereby accepted upon the express terms and conditions hereof, and shall have no force or effect unless and until agreed to, in writing, by the Applicant, and Property Owner or Authorized Agent. The undersigned hereby acknowledges the approved terms and conditions and agrees to fully conform to and comply with said terms and conditions within the recommended time frames approved by the Planning Commission.

 Property Owner or Authorized Agent

 Date

ASRB2016-0045

PERMIT # CUSE2016-0008



PLANNING PUBLIC HEARING – APPLICATION
ARCHITECTURAL & SITE REVIEW BOARD/PLANNING COMMISSION

Town of Woodside
2955 Woodside Road
Woodside, California 94062
650 851.6790
www.woodsidetown.org

RECEIVED

OCT 10 2016

WOODSIDE TOWN HALL

Property Address: <u>3052 Woodside Road</u>	APN #: <u>072162360</u>
Property Owner: <u>George Roberts</u>	Applicant: <u>Woodside Bakery, LLC</u>
Owner Address: <u>3015 Woodside Road</u>	Applicant Address: <u>3052 Woodside Road</u>
Phone Number: _____	Phone Number: <u>(415) 269-5168</u>
Email: _____	Email: <u>tim@bacchusmanagement.com</u>

REQUEST FOR PUBLIC HEARING: (check all that apply)

<input type="checkbox"/> ASRA Design Review	<input type="checkbox"/> Exception to site development regulations specify which exception: _____
<input type="checkbox"/> ASRB Conceptual Design Review	<input type="checkbox"/> Exception to setback
<input type="checkbox"/> ASRB Formal Design Review	<input type="checkbox"/> Exception to maximum residence size
<input checked="" type="checkbox"/> ASRB Formal Design Review w/ Staff	<input checked="" type="checkbox"/> Conditional Use Permit (new, amendment, or renewal)
<input type="checkbox"/> Variance	<input type="checkbox"/> Amendment to Zoning Ordinance
<input type="checkbox"/> Lot Merger	<input type="checkbox"/> Amendment to General Plan
<input type="checkbox"/> Lot Line Adjustment	<input type="checkbox"/> Other
<input type="checkbox"/> Subdivision/Land Division	
<input type="checkbox"/> CEQA Review	

Description of Project:
 Formal Design Review with staff of a proposal to modify the exterior and interior of an existing commercial building; and modify an existing sign. The proposal includes Planning Commission consideration of a Conditional Use Permit amendment for the Cañada Corners commercial center to address site use, parking, lighting, and signage.

AFFIDAVIT

I declare that I am the owner (or authorized agent*) of the property involved in this application, and that the foregoing is true and correct in accordance with the requirements listed in Sections 153.226 of the Woodside Municipal Code. In order for this application to be complete, the story poles are required to be erected at least 14 days prior to the meeting date. If the story poles are not erected by that time, the application will be deemed incomplete, in which case the application will be considered by the Board at a later date.

Government Code Section 65105: Entry on land by planning agency personnel – In the performance of their functions, planning agency personnel may enter upon any land and make examinations and surveys, provided that the entries, examinations, and surveys do not interfere with the use of the land by those persons lawfully entitled to the possession thereof.

Signature of Owner: [Signature] Date: 9.28.16

*Authorized agent must provide written verification from the property owner.

FOR STAFF TO COMPLETE

Fee: \$ 1,450.00 Deposit: N/A Receipt #: R15535 Received By: [Signature] Date: 10/10/16



RECEIVED

AUG 21 2016

WOODSIDE TOWN HALL

The owners of the Woodside Bakery, LLC project are very pleased to present conceptual design plans for the project at 3052 Woodside Road in Woodside. This project will be located in the former bakery/restaurant location, as well as taking over the additional space of the previous adjacent gallery.

Overall Use plans: This project use will be similar to the previous tenant, with a bakery counter service for to-go and light exterior seating use, and a more formal full service restaurant as part of the space as well. The exterior patio at the rear is also be part of the overall lease space, and will continue to serve as a popular outdoor dining and meeting area.

Interior design philosophy: The existing interior has been fully demolished by the landlord for the new proposed uses, which will utilize a different interior configuration than the previous tenant. This new interior configuration will allow the tenant to run a more efficient business model for restaurant use, as well as create better defined spaces for the customer, access to restrooms, and increased visibility from the interior to the rear patio area. By revising the entry door locations at the main entry elevation, the tenant will be able to more efficiently guide customer flow to accommodate the different uses envisioned. Facing the building from the front, the left hand entry will allow access to the bakery counter where customers can get goods and coffee in a casual environment without having to pass through the more formal dining areas. The right hand entry will serve the sit down restaurant, where customers can experience a more formal experience without having to enter through the bakery area first. Both areas are connected by a common hallway which leads to the restrooms and exterior patio as well.

Exterior facing Woodside Road: It is the intent of the tenant that the exterior architecture of the location will remain as similar to what is currently there now as possible. In fact, the intent of the tenant is to minimize any exterior changes of materials through the reuse or replacement of exterior materials in order to minimize as much as possible any visual impact from the street that would detract from the overall look of the entire building. Due to the interior reconfiguration, there will have to be some adjustment of entry and glazing locations, but these will be negligible from the public's perspective as the materials will be in line with what is currently in place in the structure. The tenant is proposing one new element to the building, the addition of classic sconce lighting in several designed locations as the building currently does not have an exterior lighting system and there is a need for better walkway lighting for public use in this location.

Exterior facing existing patio and parking: Part of the rear building wall (currently demolished) will be opened up to a window wall facing the open patio to finally connect the popular exterior patio open space to the rest of the restaurant with something more than a dark corridor. This window wall will be a clean assembly that will align with the rest of the look and feel of the building, and will be partially visible only from the back side of the center through the existing partial height walls of the patio enclosure.

Exterior Patio: The existing patio will remain as-is with only minor improvements proposed, such as a new seating layout and furniture as well as new concrete flatwork within the patio area itself to replace the existing. There are no plans at this time for any other work to be performed in this area or to the existing surrounding wall and gate structure.

RECEIVED
AUG 22 2018
WOODSIDE TOWN HALL

As long time member of the Woodside community, Bacchus Management Group is honored by the opportunity to breathe new life into the Woodside Bakery and Café, and help it reclaim its place at the center of the local Woodside community. Plans for the project include a complete overhaul of the facility, including a new retail bakery in the site of the now-closed frame shop, and refreshing the outdoor garden and patio.

Minimal changes to the exterior storefronts of the project will be necessary in order to accommodate the relocated front entrances of both the café as well as the retail bakery. In such instances, care will be taken to match the existing materials, and look and feel, as currently exists. The additional square footage gained by the addition of the retail frame shop to the bakery will be used primarily for the expansion of proper food storage, and an enlarged cooking area. Exchanging one retail use (frame shop) for another (retail bakery) should have minimal impact on roads, utilities, parking, or other services.

Drawing inspiration from classic European bakeries, the bakery will offer hand-shaped breads that are allowed to rest from overnight up to 24 hours, helping the yeasts to expand and develop an intense, deep flavor. This “slow proofing” technique produces a thick, dark crust and a richer, denser, more complex, and slightly sour-tasting loaf. Rusticity is the goal here, and it shows in the baguettes, boules and country loaves that are pulled fresh from the stone hearth and ovens daily.

The bakery will be open every morning from 7am until 7pm to provide you with a wonderful cup of drip-to-order, single estate coffee custom roasted twice a week by our sister facility, RoastCo in Oakland, as well as masterful barista-produced espresso, cappuccinos, and lattes. The bakery will also offer a selection of traditional pastries, such as croissants, muffins, scones, biscuits, Danish and morning buns for breakfast and purchase throughout the day. Desserts, bars, tarts, cookies and exquisite cakes will also be available. The selection of retail items will include fresh homemade jams, cookie doughs, mixes and kits, various pickles and preserves, as well as jars of chocolate and salted caramel sauces.

Next door to the retail bakery, the cafe will be open daily, offering weekday breakfast and lunch, dinner every night, and brunch on Saturday and Sunday. The café will open daily at 8am serving straight through the day until 10pm. Chef Mark Sullivan (of the Michelin-starred The Village Pub in Woodside and Spruce in San Francisco) and his culinary team will create comforting dishes inspired by the seasons, and prepared with the finest ingredients available. Through a partnership with SMIP Ranch, a private five-acre farm located in the hills above Woodside, the restaurant will be able to source hyper-seasonal, custom-grown produce, all of which will take center stage on the regularly changing menus.

As you might expect with a world-class bakery next door, desserts at the café are no mere afterthought, but a highlight of the meal. The dessert selections will change often, so every dining experience can end in a uniquely sweet way. The Six-Layer Chocolate Cake with Salted Caramel-Chocolate Buttercream and Chocolate Ganache is one example of some irresistible decadence, while a plate of Warm Chocolate Chip Cookies will be guaranteed to cure anyone’s craving for something sweet.

An international wine list of approachable wines has been crafted to complement the comfortable American cuisine. With 100 selections by the bottle and many more by the glass, the wine list will feature delicious, high-value wines for every palate. With a full and well-stocked bar, the cocktail and spirits programs focus on fresh ingredients, classic and barrel-aged cocktails and our favorite distillers. In addition, artisanal beers focusing on small-production local microbreweries will also be offered. The wine, cocktail and beer menu changes frequently, in effort to showcase a variety of ingredients and technique within each season.

At its peak, the bakery and café will employ up to 65 people, both full and part-time employees. On average 16-18 people will be working in bakery and café at any given time.

**TOWN OF WOODSIDE
REPORT TO ARCHITECTURAL AND SITE REVIEW BOARD**

Meeting Date: September 19, 2016
Prepared by: Sean Mullin, AICP, Associate Planner
Reviewed by: Jackie Young, AICP, Planning Director

Agenda Item: 1

Title: ASRB2016-0039 – Presentation and consideration of a proposal, requiring Conceptual Design Review, to remodel an existing commercial building and modify an existing sign in the Community Commercial Zone.

Property Information

Address: 3052 Woodside Road
APN: 072-162-360
Property Owner: George Roberts
Zoning: CC (Community Commercial)
General Plan: C (Commercial)
Lot Area: 4.23 acres

EXECUTIVE SUMMARY

Conceptual review of a proposal for an interior and exterior remodel, new exterior lighting, and a modification of an existing sign in the Cañada Corners commercial center. The Village Bakery requires Planning Commission approval of a Conditional Use Permit prior to beginning operations.

Section 153.221 of the Municipal Code requires both Conceptual and Formal Design Review by the Architectural and Site Review Board (ASRB) for any project in the Community Commercial (CC) District that requires a Building Permit. The ASRB evaluates projects according to the following criteria: community character, site planning, building design, and landscape elements to ensure the project would be harmonious with the site and surrounding properties. The Board also utilizes policy direction provided in the Town Center Specific Plan. The ASRB then makes a recommendation to the Planning Director for action.

PROPERTY DESCRIPTION

The parcel is approximately 2.14 acres, and is located at the northwest corner of the intersection of Highway 84 (Woodside Road) and Cañada Road. The property has multiple buildings that contain a variety of businesses, including but not limited to, restaurants, retail, personal services, office, and a hardware store. A parking lot serving the businesses surrounds the buildings. The property has two vehicular access points from Woodside Road.

PROJECT DESCRIPTION

The Village Bakery is a new tenant within Cañada Corners occupying the space of the former Woodside Bakery and expanding into the space of the former Woodside Gallery. The Village

Bakery would be approximately 4,245 square feet, including the indoor areas of the former Woodside Bakery (2,615 sf), the Woodside Gallery space (650 sf), and the outdoor patio (980 sf). The entire 980 square foot outdoor patio would be dedicated to dining. The 3,265 square foot interior space would be dedicated to indoor dining, kitchen, retail sales, storage, restrooms, and office space. The owner of the restaurant proposes an interior and exterior remodel, new exterior lighting, and a new sign. The Village Bakery requires Planning Commission approval of a Conditional Use Permit prior to beginning operations.

The subject site has an approved Building Permit (BLDG2016-0327) for a voluntary seismic upgrade. This approved work includes demolition of the front and rear façades, roof, and flooring.

DISCUSSION

Site Planning

The proposed project would be located within the previous tenant spaces occupied by the former Woodside Bakery and Woodside Gallery. The existing doors serving the former businesses would be relocated and expanded to double door entries. The westernmost entrance would serve the Village Bakery's bakery/café counter; the easternmost entrance would serve the sit-down restaurant. The existing rear dining patio would remain. The rear façade would be reconfigured with new doors and windows opening up to the patio.

Parking

The previous tenant, The Woodside Bakery, had an active Conditional Use Permit (**Attachment 3**, CUSE2010-0007) which allowed 70 seats total (indoor and outdoor) for the public between 6:00 a.m. and 6:00 p.m.; and 95 seats total (indoor and outdoor) for the public between 6:00 p.m. and 11:00 p.m. The Woodside Bakery's permitted use would require a minimum of 38 parking spaces. The Woodside Gallery did not require a Conditional Use Permit as it occupied a space of less than 2,000 square feet. The Woodside Gallery, a retail use with a floor area of 650 square feet and 1 employee, required 6 parking spaces.

The proposed Floor Plan (**Attachment 7**) shows a total of 96 seats distributed through the space as summarized in Table 1. Verification of the proposed seating is required during Formal Design Review. Table 2 indicates that the existing parking required by the uses in the center (168 spaces) exceeds the number of existing parking spaces (159 spaces); therefore, the proposed project cannot increase the parking requirement of the center. The 96 seats included in the proposed Floor Plan would exceed the 95 seats allowed under the existing CUP, which limits the daytime seating to 70 seats, and allows up to 95 seats during the evening. The limitations of the existing CUP will carry over to the new restaurant due to the limited parking in the center. Prior to Formal Design Review, the applicant shall revise the Project Plans to include a maximum of 95 seats (**Recommendation I.a**). With one seat eliminated, the proposed Floor Plan would allow for compliance to the terms of the existing CUP by limiting use to only two of the three dining spaces (patio, Dining A, & Dining B) between 6:00 a.m. and 6:00 p.m., which would limit seating to 70 total seats. All 95 seats could be used between 6:00 p.m. and 11:00 p.m.

Table 1. Proposed Seating.

Café	6
Dining A	26
Dining B	28
Bar	7
Patio	29
Total	96

Section 153.117 of the Municipal Code requires 1 parking space for each 2½ seats for establishments for the sale or consumption of alcoholic beverages, food, or refreshments. Based on the conceptual Floor Plan, the proposed use would require a minimum of 39 parking spaces. Parking requirements for all the businesses in the Cañada Corners commercial center will be verified during Planning Commission review of the Conditional Use Permit update for the entire center.

Table 2. Required Parking by Use (Also See Attachment 4, Site Plan and Occupancy/Parking Study)¹.

Use	Floor Area ²	Employees	Seats	Required Parking
Hardware Store	5,136.2	4	N/A	36
Buck’s Restaurant	1,997.4	N/A	120	48
Village Bakery	2,903.5	N/A	96	38
Tennis Shop	760	2	N/A	6
Dave Tanner’s Office	405.5	3	N/A	3
Emily Joubert	3,437.8	6	N/A	25
Cleaners	99.0	3	N/A	2
The Salon	1,122.3	5	N/A	10
Total Required Parking (no change)				168
Total Available Parking (no change)				159
Use				
Parking Spaces Required				
Retail stores and consumer service establishments	1 for each 150 square feet of floor area, plus one for every 3 employees			
Banks and business and professional offices	1 for each 200 square feet of floor area, plus 1 for every 3 employees			
Establishments for the sale or consumption of alcoholic beverages, food or refreshments	1 for each 2½ seats, stools, or standing spaces			
1. Attachment 4 , Site Plan and Occupancy/Parking Study, illustrates the breakdown of tenant Floor Area and parking requirements.				
2. “Floor Area” refers to the area used for service to the public as defined by Section 153.118(B) of the Municipal Code. “Floor Area” may differ from the square footage of a tenant’s space. Parking for some uses, such as retail stores and offices, is determined by “Floor Area” and the number of employees. Parking for a restaurant is determined by the number of seats.				

Trees

The Conditional Use Permit for The Woodside Bakery (**Attachment 3**, CUSE2010-0007) included several Conditions of Approval. Condition of Approval #7 required that the existing Mayen tree in the outdoor patio be preserved; and that if the tree fails, it shall be replaced in kind. Staff has observed that there are no trees located in the outdoor patio area. Prior to Formal Design Review, the applicant shall revise the plans to include a 48-inch box replacement for the removed Mayen tree in the outdoor patio (**Recommendation I.b**).

Architectural Design

The entry doors on the Front Elevation would be relocated and changed to double doors with divided lites. New floor-to-ceiling windows would be installed on either side of the proposed doors. An area of siding between the two entries would be vertical board and batten siding, stained to match the existing siding on the other areas of the building.

Proposed changes to the rear façade include relocation of two doors and installation of new windows. The existing access to the rear patio is made through a single door at the end of an interior hallway. The applicant proposes to install new divided light windows and doors at the rear of Dining Area B. This proposed change would bring light into the dining areas and create a more defined connection between the interior and exterior spaces. The other doors on the rear elevation would be replaced to match the new windows and doors. New vertical board and batten siding would also be installed, stained to match the existing siding on the other areas of the building. The applicant proposes to replace the existing patio surface with no expansion. The existing wall and gate at the rear of the patio would remain.

The proposed façade changes would update these areas of the building while maintaining consistency with the remaining areas of the building.

Sign

The applicant proposes to modify the existing sign (**Attachment 5**), replacing the word “Woodside” with “Village” in the same style, colors, and materials as the existing sign. The text would be updated to reflect the new name of the restaurant. Sign allowances for the entire center will be addressed in the Conditional Use Permit update for Cañada Corners. Any unpermitted signs may require ASRA review prior to Planning Commission review of the Conditional Use Permit for the entire center.

Exterior Lighting

The applicant proposes to install six exterior light fixtures on posts at the front façade. Details of the proposed fixtures have yet been submitted. Existing and proposed exterior fixtures at the rear patio have not been provided at this time. The proposed locations of the exterior light fixtures on the front façade will be visible from the parking lot and roadway. Staff recommends that the applicant revise the plans to place the new proposed exterior lighting fixtures in the soffit above the walkway at the front façade to simplify the façade and to minimize the visual impact of the fixtures. Prior to Formal Design Review, the applicant shall revise the plans to place exterior light fixtures at the front façade in the soffit above the walkway and provide details of all proposed and existing-to-remain exterior light fixtures (**Recommendation I.c**).

Town Center Plan

Several policies are outlined in the Town Center Area Plan that specifically relate to new and/or renovated structures:

Policy TC1: Buildings and Structures: Ensure appropriate building design and scale by adhering to the following guidelines:

- a. Architectural Character: *Architectural character should be informal and unpretentious. Although no pre-programmed styles are desired or intended, some historic reference either in contemporary or traditional styles is desirable.*

The applicant proposes updates to the front and rear façades at two existing retail spaces within the Cañada Corners commercial center. Façade changes include relocation of doors and windows to better serve the renovated interior spaces. The proposed materials and finishes would match those existing on the remainder of the building, complementing the existing architectural style and character of an existing commercial center.

- b. Compatibility: *Design of structures and building elements should be compatible with topographic features, native plant material and surrounding physical environs.*

The proposed project would provide an update in design and materials that is in-keeping and compatible with the existing building.

- c. Scale: *Scale of structures and building elements should be moderately small and in keeping with existing improvements.*

No changes would be made in the size or scale of the structure.

- d. Materials and Construction: *Materials utilized in the construction of buildings, roadways, walks and other structures should be conducive to maintaining the rural character of Woodside. Exclusive or excessive use of glass and glass block, porcelain-enamel, metal, chrome and plastics should be avoided.*

The proposed project would provide an update in design and materials that is in-keeping with the existing structure, compatible with the surrounding buildings, and supportive of the Town's rural residential character. The proposed fenestration is consistent with and appropriate for the building's scale and massing. The proposed glazing is understated and would not be excessive. The existing, recently installed asphalt shingle roof would remain.

- e. Adjoining Properties: *Structures on adjoining properties should be visually and functionally related to foster overall community identity, while allowing independent settings and design expression.*

The adjoining properties are residential properties; however, the project area is located within a larger commercial center. The proposed project would result in an update that would be compatible with the larger commercial building.

TC4: Lighting: Ensure appropriate lighting for safety and aesthetics by adhering to the following guidelines:

- a. Pedestrian Lighting. *Night lighting should be provided as necessary for safety with particular attention to pedestrian walks and parking areas.*

The applicant proposes 6 new exterior light fixtures on the Front Elevation, where there are currently none. The new lights would improve night lighting of the walkway outside of the restaurant; however, the proposed locations of the exterior light fixtures on the columns supporting the roof on the front façade would be visible from the parking lot and roadway. Staff recommends that the applicant revise the plans to place new exterior lighting fixtures in the soffit above the walkway at the front façade to simplify the façade and minimize the visual impact of the fixtures. Prior to Formal Design Review, the applicant shall revise the plans to locate exterior light fixtures at the front façade in the soffit above the walkway and provide details of all proposed and existing-to-remain exterior light fixtures (**Recommendation I.c**).

- b. Design: *All exterior lighting sources should be shielded or screened from view from roadways and adjoining properties, and intensity limited to that necessary for safety and identification.*

The applicant will be required to meet the standards for exterior light fixtures described in Section 153.049(H) of the Municipal Code. Prior to Formal Design Review, the applicant shall provide details of all proposed and existing-to-remain exterior light fixtures (**Recommendation I.c**).

Additionally, the ASRB must make the following findings for new proposed outdoor lighting for commercial sites under Section 153.049(I)(3):

1. That the outdoor lighting will not result in a hazard or public nuisance by directly shining or glaring on adjacent public or private roads or properties;
2. That the resulting illuminated areas serve only minimum requirements for the intended use;
3. That the resulting illuminated areas have a minimal impact on view from neighboring properties and from distant vistas; and
4. That the outdoor lighting is in conformity with all other provisions of this section.

The proposed light fixtures are required to be downlight and shielded, with no visible bulbs. While the locations would provide reasonable illumination along the front façade, they would be visible from the parking lot and roadway. Staff recommends that the applicant revise the plans to locate new exterior lighting fixtures in the soffit above the walkway at the front façade to simplify the façade and to minimize visual impact of the fixtures. Prior to Formal Design Review, the applicant shall revise the plans to place exterior light fixtures at the front façade in the soffit above the walkway, and provide details of all proposed and existing-to-remain exterior light fixtures (**Recommendation I.c**).

CODE COMPLIANCE

There are no open code violations at the property address.

ENVIRONMENTAL REVIEW

Since the project involves the remodeling of an existing structure, it is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15301(d).

RECOMMENDATION

Section 153.221 of the Municipal Code requires both Conceptual and Formal Design Review by the ASRB for any project in the Community Commercial (CC) District that requires a Building Permit. Section 153.225(A) allows the ASRB to recommend to the Planning Director that Formal Design Review take place with staff for projects that the ASRB deems to be in significant compliance with the review criteria in Section 153.220 of the Municipal Code. In order to make this recommendation, story poles must be erected at least 14 days prior to the public hearing.

The proposed project does not include any changes to the existing footprint, plate heights, maximum heights, or roof pitch. As such, story poles showing the proposed massing and heights of the structure cannot be installed. Given that, pursuant to the discussion in this Staff Report, the proposed exterior changes are in compliance with the review criteria detailed in Section 153.220 of the Municipal Code, staff recommends that the ASRB forward the project to Formal Design Review with staff, subject to the following Conditions of Approval:

- I. Prior to Formal Design Review, the applicant shall submit:
 - a. Revised plans to include a maximum of 95 seats;
 - b. Revised plans including a 48-inch box replacement for the removed Mayen tree in the outdoor patio; and,
 - c. Revised plans to locate all exterior light fixtures at the front façade in the soffit above the walkway, and provide details of all proposed and existing-to-remain exterior light fixtures.
- II. Prior to Planning Commission review of the Conditional Use Permit for the entire commercial center, the applicant shall submit:
 - a. Floor Plans and Floor Area calculations for all businesses in the Cañada Corners commercial center;
 - b. Site Plan showing all parking spaces;
 - c. Statements of operational characteristics (hours, type of business, total number of employees, maximum number of employees on site at a given time) for all businesses in the Cañada Corners commercial center; and,
 - d. Details of all existing signs on the site, including dimensions, materials, and location.
- III. Prior to issuance of a Building Permit, the applicant shall submit:
 - a. All project details required for review of a Building Permit.
- IV. During construction, the following shall occur:
 - a. The project is to be completed per approved plan. Any deviation from the approved plans requires review and approval of a revision by the Town. "As-built" plans are not acceptable.

- b. Applicant shall be responsible for compliance with requirements of all other applicable regulatory agencies, including but not limited to State Water Resources Control Board, Regional Water Quality Control Board, California Department of Fish and Wildlife, Army Corps of Engineers, U.S. Fish and Wildlife, OSHA, EPA and Caltrans.
- c. All construction staging and construction parking shall be located onsite and shall not be located within any right-of-way, ingress/egress easement, access route for other parcels, or within any stream corridor, area with slopes in excess of 35%, area designated to meet the Town's natural state requirements, any areas where it may harm protected trees, or within any other environmentally sensitive area.
- d. A sign shall be posted in a location readable from the roadway stating the permitted hours of construction pursuant to Municipal Code Section 151.55(B), and a contact name and phone number for the contractor. The sign shall be posted and maintained for the duration of the project, and shall be removed upon approval of the final inspection of all permits onsite.

V. Prior to final inspection, the following shall occur:

- a. All exterior finishes, colors, and materials approved by the ASRB shall be used. Any changes may require further review by ASRB, as determined by the Planning Director.
- b. Install all approved exterior light fixtures. The bulb or light source shall be entirely located behind a non-translucent surface. No additional lights or alternate fixtures shall be installed without first being reviewed and approved by the Town.
- c. All construction debris, trailers, material storage containers, and portable restrooms shall be removed from the site.

PROJECT INFORMATION

ZONING: CC (Community Commercial)

LOT SIZE: 4.23 acres (184,284 square feet)

TOTAL BUILDING COVERAGE:

Allowed: 36,857 square feet (20% maximum building coverage)

Existing: 19,626 square feet (no change)

COMMERCIAL STRUCTURE (HEIGHT):

Allowed: 17.00 foot maximum (within 100 feet of Woodside Road in Area A
in the Community Commercial District)

Existing: 17.92 feet (no change)

SETBACKS:

	<u>Front</u>	<u>Rear</u>	<u>Side</u>
Required:	0'	25'	0'
Existing:	72'	350'	10' & 41'

(no change to existing setbacks)

PARKING:

Existing: 159 spaces

Required: 168 spaces (no change)

Proposed: 159 spaces (no change)

ATTACHMENTS:

1. Application
2. Location Map
3. CUSE2010-0007, The Woodside Bakery Conditional Use Permit
4. Site Plan and Occupancy Parking Study, submitted September 12, 2016
5. Photo of the existing Woodside Bakery & Café sign
6. Architectural Design Statement/Project Narrative, submitted August 22, 2016
7. Project Plans, submitted August 26, 2016



September 21, 2016

Tim Stannard
1000 Godetia Drive
Woodside, CA 94062

Re: ASRB2016-0039 – 3052 Woodside Road

Dear Mr. Stannard,

The following summarizes the September 19, 2016, Conceptual Design Review recommendations of the Architectural and Site Review Board (ASRB), and the required next steps for the project.

PROJECT DESCRIPTION

Presentation and consideration of a proposal, requiring Conceptual Design Review, to remodel an existing commercial building and modify an existing sign in the Community Commercial Zone.

ASRB COMMENTS AND RECOMMENDATION

The ASRB supported the proposed project, and recommended that the project be forwarded to staff for Formal Design Review, subject to the following Conditions of Approval:

- I. Prior to Formal Design Review, the applicant shall submit:
 - a. Revised plans to include a maximum of 95 seats;
 - b. Revised plans including a 48-inch box replacement tree for the removed Mayen tree in the outdoor patio; and,
 - c. Revised plans to locate and specify non-formal exterior light fixtures, which comply with WMC Section 153.049(H) and (I). The location, quantity, and design of the light fixtures shall be reviewed and approved by the Planning Director.

- II. Prior to Planning Commission review of the Conditional Use Permit for the entire commercial center, the applicant shall submit:
 - a. Floor Plans and Floor Area calculations for all businesses in the Cañada Corners commercial center;
 - b. Site Plan showing all parking spaces;
 - c. Statements of operational characteristics (hours, type of business, total number of employees, maximum number of employees on site at a given time) for all businesses in the Cañada Corners commercial center; and,
 - d. Details of all existing signs on the site, including dimensions, materials, and location.

File No: 16-00005
3052 Woodside Road
Woodside, CA 94062

APPROVED
File: 160-0005-0095
C:\Users\jgarcia\Documents\160-0005-0095

- III. Prior to issuance of a Building Permit, the applicant shall submit:
 - a. All project details required for review of a Building Permit.

- IV. During construction, the following shall occur:
 - a. The project is to be completed per approved plan. Any deviation from the approved plans requires review and approval of a revision by the Town. "As-built" plans are not acceptable.
 - b. Applicant shall be responsible for compliance with requirements of all other applicable regulatory agencies, including but not limited to State Water Resources Control Board, Regional Water Quality Control Board, California Department of Fish and Wildlife, Army Corps of Engineers, U.S. Fish and Wildlife, OSHA, EPA and Caltrans.
 - c. All construction staging and construction parking shall be located onsite and shall not be located within any right-of-way, ingress/egress easement, access route for other parcels, or within any stream corridor, area with slopes in excess of 35%, area designated to meet the Town's natural state requirements, any areas where it may harm protected trees, or within any other environmentally sensitive area.
 - d. A sign shall be posted in a location readable from the roadway stating the permitted hours of construction pursuant to Municipal Code Section 151.55(B), and a contact name and phone number for the contractor. The sign shall be posted and maintained for the duration of the project, and shall be removed upon approval of the final inspection of all permits onsite.

- V. Prior to final inspection, the following shall occur:
 - a. All exterior finishes, colors, and materials approved by the ASRB shall be used. Any changes may require further review by ASRB, as determined by the Planning Director.
 - b. Install all approved exterior light fixtures. The bulb or light source shall be entirely located behind a non-translucent surface. No additional lights or alternate fixtures shall be installed without first being reviewed and approved by the Town.
 - c. All construction debris, trailers, material storage containers, and portable restrooms shall be removed from the site.

NEXT STEPS

You have completed the Conceptual Design Review Process, and you may now submit an application for the Formal Design Review Process with staff and an application for Planning Commission review of a Conditional Use Permit. Applications for Formal Design Review with staff and a Use Permit are attached. Please complete the "Findings for Use Permits" section of the Use Permit Application. Additionally, please have each application signed by the property owner and return them to the Town along with the following:

- Revised plans (SHC Architect) incorporating Conditions I.a – c;

- Manufacturer's specification sheet for all exterior light fixtures ensuring that each exterior fixture is downlight only and shielded;
- Information on all signs at the Cañada Corners Center, including:
 - Photos of each sign;
 - A Site Plan showing the location of each sign;
 - Dimensions and materials description;
- A check for \$60 made out to the Woodside Fire Protection District for their review of the Formal Design Review plans;
- A check for \$1,330 made out to the Town of Woodside for an amendment to a Conditional Use Permit; and,
- Anticipated submittal date for your construction documents.

Staff would be happy to meet with you to discuss these submittal requirements for the Formal Design Review and Use Permit applications. Please contact your project Planner, Sean Mullin at (650) 851-6796, or you may e-mail him at smullin@woodsidetown.org with any questions or to schedule a meeting.

Upon approval of your Formal Design Review application by staff (see Conditions I.a – c), the Planning Commission will review and act on your Conditional Use Permit update.

Pursuant to WMC 153.229, the ASRB's recommendations of this Conceptual Design Review shall lapse and become null and void six months following the date of this letter, unless, prior to the expiration of the six months, you submit a Formal Design Review application along with an application for any other required entitlements.

If you have any questions related to this letter or your project, please contact your project Planner, Sean Mullin at (650) 851-6796, or you may e-mail him at smullin@woodsidetown.org.

Warmest regards,



Jackie C. Young, AICP
Planning Director

CC: George Roberts
3015 Woodside Road
Woodside, CA 94062

**THE TOWN OF WOODSIDE
ARCHITECTURAL AND SITE REVIEW BOARD**

Minutes
September 19, 2016

CALL TO ORDER The meeting of the Woodside Architectural and Site Review Board was called to order on September 19, 2016, at 4:30 P.M. in Independence Hall.

ROLL CALL

Members Present: Chair Lubin; Vice Chair Larson; Members Carlsmith, and Mah

Members Absent: Member Reyring

Staff Present: Jackie Young, Planning Director
Kai Ruess, Town Attorney
Sean Mullin, Associate Planner
Jennifer Li, Deputy Town Clerk

CALL FOR CHANGES TO THE AGENDA

None.

PUBLIC COMMUNICATIONS

None.

AGENDA ITEMS:

1.	George Roberts	ASRB2016-0039
	3052 Woodside Road	Planner: Sean Mullin, Associate Planner

Presentation and consideration of a proposal, requiring Conceptual Design Review, to remodel an existing commercial building and modify an existing sign in the Community Commercial Zone.

DISCUSSION

Sean Mullin, Associate Planner, presented the staff report.

Chair Lubin asked about the proposed sconces.

Planner Mullin said a cut sheet was not submitted.

Chair Lubin said that if the lights were lower, they would better light the walkway.

Planner Mullin said that's something the ASRB can recommend.

Chair Lubin said she is only making a suggestion. If they already have overhead lighting that is not visible, it might work better together.

Member Mah said the photograph shows the bulb is exposed.

Planner Mullin said staff will ensure that the proposed lights meet the WMC requirements of being downlight only and shielded. There are a number of fixtures these days that look like exposed bulbs, but they are really LED diodes hidden in the hood. There are also some traditional fixtures with frosted glass that would meet the WMC.

Member Mah asked where the tree was previously located, and if the replacement would impact seating.

Planner Mullin said he doesn't know the original location.

Chair Lubin said she thought it was in the middle. Would the tree go back in the same place?

Director Young said yes.

Vice Chair Larson asked what type of tree was removed.

Planner Mullin said it was a Mayten tree.

Chair Lubin asked if that's what they're proposing to replace.

Director Young said we're not dictating what kind of tree they need to replant. They just need to put a tree back.

Member Mah asked about parking and how that is figured. She understands that retail is figured according to floor area, and eating and drinking establishments are figured according to seats. She asked if the 2.5 required parking spaces per seat for a restaurant factor in employee parking.

Director Young referred to the WMC. There are different uses in the parking requirements which count employee parking. For retail spaces, the parking requirement is one space for every 150 square feet of floor area, plus one parking place for every three employees. The parking requirement for restaurants is one space per 2.5 seats, and does not require employee parking.

Member Mah said it seems very odd.

Chair Lubin said it seems the allocation is a bit skewed. Maybe that would be something to look at in the future.

Director Young said if you look at the parking requirement for the hardware store, it's not generating the number of required parking spaces. Conversely, parking for restaurants is going to be higher.

Chair Lubin said, so the way they're getting around it is with the time requirements, the difference in the hours and the seats.

Director Young said no, the volume of parking during the afternoon versus the evening has to do with the Conditional Use Permit.

Chair Lubin invited anyone from the public to speak.

Tim Stannard, project applicant and restaurant owner, discussed the three Conditions of Approval. They will put the tree back in. The lights are conceptual in design. They are open to staff's recommendation. They're concerned about the comment about shutting down one of the dining rooms. Staff suggested that during the lunch time hours, they dim one of the three dining rooms. That sounds illogical. The Conditional Use Permit doesn't require darkening a dining room. The Conditional Use Permit requires that there are 70 seats maximum during the day, and that can be increased to 90 seats at night. They are happy to comply with the Conditional Use Permit, but we are unsure how to do that. He's curious to hear how the ASRB would like to see that implemented. They do not want to darken one of the dining rooms, so it sounds like they are being asked to physically stack seven tables outside or in the fire corridors in order to comply. Another option is to have big signs that prohibit seating, which they do not want to do either. How would the ASRB like them to enforce that?

Chair Lubin asked if they are able to close off a certain space containing 25 seats.

Mr. Stannard said no. During the time the Conditional Use Permit was granted, nobody contemplated a reservation system that calculates how many seats would be in use at any given time (e.g., Open Table). Would the ASRB be open to a system in which the restaurant commits to never seating more than 70 people during the hours of operation, and 95 people at night? That is easily checkable by staff. The Planning Department can stop in anytime, ask to see the computer, and the computer will say exactly how many people are seated. That would avoid having to darken one specific dining room, as staff is asking, or picking up furniture and stacking them in the parking lot.

Director Young asked him to clarify his reference to darkening a dining room.

Mr. Stannard said the staff report says that only two of the three dining rooms should be available for use during service hours. In effect, one of the three would not be available.

Director Young said staff is not recommending that they physically take tables out of the restaurant.

Mr. Stannard said he understands. He's not suggesting that staff is. He doesn't know what the solution is to that problem.

Director Young said the reason the Conditional Use Permit limits the number of seats during lunch is because there is not sufficient parking during the lunch hour to accommodate all the uses in the center. Staff looked at the number of seats in the patio and dining rooms. Staff is not in the position to police how many people are sitting in the restaurant.

Chair Lubin said she's hearing the restaurant can control the number of people they actually seat. Patrons can sit anywhere they want without closing a specific section.

Director Young said that's getting into the Conditional Use Permit requirements, which isn't the purview of the ASRB. Today, the ASRB is reviewing the exterior modifications to the building. The applicants are proposing to change the sign and add lighting.

Member Mah asked if there will be someone seating people.

Mr. Stannard said there are two uses. The café is more quick grab-and-go (e.g., coffee). They are limited to six seats for customers. The remaining seats are allocated for the restaurant. The restaurant will have a reservation system and host team managing the door.

Chair Lubin invited anyone else who wished to speak.

Steve Zaleznick, member of the audience, said he has seen what has been going on at the location for a long time. He thought the discussion tonight included parking; however, it's not. That's a contingency about using this place.

Planner Mullin said parking will be discussed during the Planning Commission meeting.

Mr. Zaleznick asked when that will be.

Planner Mullin said following the Formal Design Review. This meeting is Conceptual Design Review.

Mr. Zaleznick said he has seen buses coming in and unloading 30-40 people. He has seen bicyclists come in for a full day, and no one asks them to move their car. He has discussed 15 minute limit spaces with the hardware folks. It isn't enforced. He would be delighted to come back to talk about the parking. There are many more solutions besides what's apparent of just cars parked in the spaces.

Maurice Werdegar, Corto Lane, said he has been a resident for 15 years. He supports the project. We're very lucky as a small Town to have an operator like Mr. Stannard who has done a great job with the Village Pub and is considering doing a second project in Town. Residents in Town feel restricted because we are far from other businesses. Many people in Town are excited about the prospect of bringing another option for our families and the community.

Larry Bowman, Woodside resident, expressed support for another restaurant in Town. Traffic has become awful over the past few years. Having another great restaurant option with a proven operator is exciting. They're looking forward to more dining options in Woodside. Regarding further constraining it, he suggested they make it as inviting to as many people as they could. They have many friends who couldn't make it today who are in support of the project as well.

Nicole Thompson, Woodside resident, said she has noticed how stale the restaurant options have been around here, and how difficult it is to get to Palo Alto and Menlo Park. She was happy to hear that Mr. Stannard and company would be taking over the bakery space. Recently in the news, she was reading about how many projects have stalled due to parking regulations. She's dismayed by some of the in-lieu parking fees (in other cities), and the WMC chart that allocates so many parking spaces to the hardware store. She thought the parking issue was going to be discussed today. There are solutions out there. She supports the project, and hopes the parking issue doesn't end up holding up the project. People in her generation who are moving back to their hometown are excited to be here, and would like to see the place be friendlier to small businesses and have a community place to see old friends.

BOARD DISCUSSION

Vice Chair Larson said the proposed signage is great. It's aligned with existing conditions. The aesthetics are exactly what the Town wants. The proposed lighting is an improvement. The doorway makes an impact and is meaningful. He's very supportive of the proposal.

Member Mah agreed. The overall proposed design makes the front and rear façade more cohesive. Circulation is improved. She does not agree with staff on can-lights in the soffit. She would rather see a fixture on the wall that would comply, not spread too much light, and have a rustic look. A can light creates the wrong ambiance in Woodside. It seems jarring. She advocated for a good low-wattage fixture. A small wash next to the wall would be preferable to an overhead light. The proposed signage is fine.

Member Carlsmith agreed with Vice Chair Larson's comments and most of Member Mah's comments. He's in favor of the proposal.

Chair Lubin concurred. The new signage is crisp and new. She would like them to consider her suggestion about the low-lighting because she has seen people trip on that curb.

Mr. Stannard said that's one of the reasons for the sconce lighting. Overhead lighting that is more aesthetically pleasing is fine.

Chair Lubin said one thing about recessed lighting is the fixture is not visible. There are advantages and disadvantages with that option.

Member Mah asked what's wrong with the fixture. If the light source is shielded and not illuminating the entire area, it would add more visual interest to the front façade.

Chair Lubin said it's more in keeping with what's currently there.

Planner Mullin said a project in the commercial district requires both Conceptual and Formal Design Reviews. The ASRB can recommend moving a project to Formal Design Review with staff as long as story poles are installed at least 14 days prior to the hearing. Due to the scope of this project, story poles cannot be installed because they're not proposing any changes to the mass of the structure. The recommendation in the report is that Formal Design Review take place with staff ahead of the Planning Commission review of the Conditional Use Permit.

Chair Lubin asked if any changes are proposed to the exterior of the patio enclosure.

Director Young said not at this time. She proposed to change Condition I.c. to indicate that the applicant will work on the exterior lighting with staff.

ACTION

The ASRB supported the proposed project, and recommended that the project be forwarded to staff for Formal Design Review, subject to the following Conditions of Approval:

- I. Prior to Formal Design Review, the applicant shall submit:
 - a. Revised plans to include a maximum of 95 seats;
 - b. Revised plans including a 48-inch box replacement tree for the removed Mayen tree in the outdoor patio; and,
 - c. Revised plans to locate and specify non-formal exterior light fixtures, which comply with WMC Section 153.049(H) and (I). The location, quantity, and design of the light fixtures shall be reviewed and approved by the Planning Director.

- II. Prior to Planning Commission review of the Conditional Use Permit for the entire commercial center, the applicant shall submit:
 - a. Floor Plans and Floor Area calculations for all businesses in the Cañada Corners commercial center;
 - b. Site Plan showing all parking spaces;
 - c. Statements of operational characteristics (hours, type of business, total number of employees, maximum number of employees on site at a given time) for all businesses in the Cañada Corners commercial center; and,

- d. Details of all existing signs on the site, including dimensions, materials, and location.
- III. Prior to issuance of a Building Permit, the applicant shall submit:
- a. All project details required for review of a Building Permit.
- IV. During construction, the following shall occur:
- a. The project is to be completed per approved plan. Any deviation from the approved plans requires review and approval of a revision by the Town. "As-built" plans are not acceptable.
 - b. Applicant shall be responsible for compliance with requirements of all other applicable regulatory agencies, including but not limited to State Water Resources Control Board, Regional Water Quality Control Board, California Department of Fish and Wildlife, Army Corps of Engineers, U.S. Fish and Wildlife, OSHA, EPA and Caltrans.
 - c. All construction staging and construction parking shall be located onsite and shall not be located within any right-of-way, ingress/egress easement, access route for other parcels, or within any stream corridor, area with slopes in excess of 35%, area designated to meet the Town's natural state requirements, any areas where it may harm protected trees, or within any other environmentally sensitive area.
 - d. A sign shall be posted in a location readable from the roadway stating the permitted hours of construction pursuant to Municipal Code Section 151.55(B), and a contact name and phone number for the contractor. The sign shall be posted and maintained for the duration of the project, and shall be removed upon approval of the final inspection of all permits onsite.
- V. Prior to final inspection, the following shall occur:
- a. All exterior finishes, colors, and materials approved by the ASRB shall be used. Any changes may require further review by ASRB, as determined by the Planning Director.
 - b. Install all approved exterior light fixtures. The bulb or light source shall be entirely located behind a non-translucent surface. No additional lights or alternate fixtures shall be installed without first being reviewed and approved by the Town.
 - c. All construction debris, trailers, material storage containers, and portable restrooms shall be removed from the site.

Motion: Vice Chair Larson/ Second: Member Carlsmith
Ayes: Chair Lubin; Vice Chair Larson; Members Carlsmith, and Mah
Noes: None
Absent: Member Reyring
Abstain: None

The motion carried.

Chair Lubin adjourned the ASRB meeting at 5:02 P.M.

**TOWN OF WOODSIDE
FORMAL DESIGN REVIEW WITH STAFF**

Date: October 26, 2016
Prepared by: Sean Mullin, AICP, Associate Planner
Reviewed by: Jackie Young, AICP, Planning Director

TITLE: ASRB2016-0045: Formal Design Review with staff, to remodel an existing commercial building and modify an existing sign in the Community Commercial Zone. The proposal includes Planning Commission consideration of a request to update an existing Conditional Use Permit for the Cañada Corners, which includes an amendment to an existing Conditional Use Permit for the Village Bakery and Café (formerly the Woodside Bakery and Café). The proposal does not include a change to seating previously approved for the Woodside Bakery and Café.

Property Information

Address: 3052 Woodside Road
APN: 072-162-360
Property Owner: George Roberts
Zoning: CC (Community Commercial)
General Plan: C (Commercial)
Lot Area: 4.23 acres

EXECUTIVE SUMMARY

The applicant has submitted plans for Formal Design Review with staff for a proposal to remodel an existing commercial building and modify an existing sign. Following Formal Design Review with staff, the Planning Commission will consider an update to an existing Conditional Use Permit for the Cañada Corners Center in the Community Commercial Zone, which includes an amendment to an existing Conditional Use Permit for the Village Bakery and Café (formerly the Woodside Bakery and Café). The proposal does not include a change to seating previously approved for the Woodside Bakery and Café.

BACKGROUND

On September 19, 2016, the ASRB reviewed the proposed project under a Conceptual Design Review (**Attachment 2**, Staff Report). At this meeting, the ASRB supported the proposed project and recommended that the project be forwarded to staff for Formal Design Review (**Attachment 3**, Minutes). The proposed project does not include any changes to the existing footprint, plate heights, maximum heights, or roof pitch; therefore, story poles showing the proposed massing and heights of the structure could not be installed. The ASRB found that the project is highly reflective of the Residential Design Guidelines and recommended that the project proceed to Formal Design Review with staff pursuant to Section 153.225(B) of the

Woodside Municipal Code. On September 21, 2016, the Planning Director issued a letter (**Attachment 4**) forwarding the project to staff for Formal Design Review, subject to the recommended Conditions of Approval (Table 1).

The applicant submitted an application for Formal Design Review with staff on October 10, 2016. The ASRB's recommended Conditions of Approval and the applicant's response are summarized in Table 1.

Table 1. Applicant Response to Conceptual Design Review.

Condition of Approval	Applicant's Response
I. Prior to Formal Design Review, the applicant shall submit:	
a. Revised plans to include a maximum of 95 seats;	The applicant has submitted revised plans showing a total of 95 seats (Attachment 6 , Sheet PL-1).
b. Revised plans including a 48-inch box replacement tree for the removed Mayen tree in the outdoor patio; and,	Sheet PL-1 of the Project Plans (Attachment 6) specifies a 48-inch box replacement tree in the outdoor patio.
c. Revised plans to locate and specify non-formal exterior light fixtures, which comply with WMC Section 153.049(H) and (I). The location, quantity, and design of the light fixtures shall be reviewed and approved by the Planning Director.	The applicant has submitted details of the proposed exterior lighting fixture, a simple farmhouse sconce with a weathered zinc finish (Attachment 5). The proposed sconce fixtures would be located adjacent to the new entry doors on the south elevation of the building, illuminating the covered walkway. The Planning Director has reviewed and approved the location, quantity, and design of the exterior light fixtures.

ENVIRONMENTAL REVIEW

This application has been reviewed and found Categorical Exempt under Section 15301(d) of the California Environmental Quality Act (CEQA), restoration or rehabilitation of existing structures.

The Planning Department has reviewed this ASRB application for Formal Design Review and recommends approval of the project, subject to the following conditions:

- I. Prior to Planning Commission review of the Conditional Use Permit for the entire commercial center, the applicant shall submit:
 - a. Floor Plans and Floor Area calculations for all businesses in the Cañada Corners commercial center;
 - b. Site Plan showing all parking spaces;
 - c. Statements of operational characteristics (hours, type of business, total number of employees, maximum number of employees on site at a given time) for all businesses in the Cañada Corners commercial center; and,

- d. Details of all existing signs on the site, including dimensions, materials, and location.
- II. Prior to issuance of a Building Permit, the applicant shall submit:
- a. All project details required for review of a Building Permit.
- III. During construction, the following shall occur:
- a. The project is to be completed per approved plan. Any deviation from the approved plans requires review and approval of a revision by the Town. "As-built" plans are not acceptable.
 - b. Applicant shall be responsible for compliance with requirements of all other applicable regulatory agencies, including but not limited to State Water Resources Control Board, Regional Water Quality Control Board, California Department of Fish and Wildlife, Army Corps of Engineers, U.S. Fish and Wildlife, OSHA, EPA and Caltrans.
 - c. All construction staging and construction parking shall be located onsite and shall not be located within any right-of-way, ingress/egress easement, access route for other parcels, or within any stream corridor, area with slopes in excess of 35%, area designated to meet the Town's Natural State requirements, any areas where it may harm protected trees, or within any other environmentally sensitive area.
 - d. A sign shall be posted in a location readable from the roadway stating the permitted hours of construction pursuant to Municipal Code Section 151.55(B), and a contact name and phone number for the contractor. The sign shall be posted and maintained for the duration of the project, and shall be removed upon approval of the final inspection of all permits onsite.
- IV. Prior to final inspection, the following shall occur:
- a. All exterior finishes, colors, and materials approved by the ASRB shall be used. Any changes may require further review by ASRB, as determined by the Planning Director.
 - b. Install all approved exterior light fixtures. The bulb or light source shall be entirely located behind a non-translucent surface. No additional lights or alternate fixtures shall be installed without first being reviewed and approved by the Town.
 - c. All construction debris, trailers, material storage containers, and portable restrooms shall be removed from the site.

PROJECT INFORMATION

ZONING: CC (Community Commercial)

LOT SIZE: 4.23 acres (184,284 square feet)

TOTAL BUILDING COVERAGE:

Allowed: 36,857 square feet (20% maximum building coverage)

Existing: 19,626 square feet (no change)

COMMERCIAL STRUCTURE (HEIGHT):

Allowed: 17.00 foot maximum (within 100 feet of Woodside Road in Area A
in the Community Commercial District)

Existing: 17.92 feet (no change)

SETBACKS:

	<u>Front</u>	<u>Rear</u>	<u>Side</u>
Required:	0'	25'	0'
Existing:	72'	350'	10' & 41'

(no change to existing setbacks)

PARKING:

Existing Parking Spaces: 159 spaces

Parking Required for Existing Uses: 187 spaces

Parking Required for Proposed Uses: 183 spaces

ATTACHMENTS:

1. Application
2. ASRB Conceptual Design Review Staff Report, dated September 19, 2016
3. DRAFT ASRB Conceptual Design Review Minutes, dated September 19, 2016
4. ASRB Conceptual Design Review Action Letter, dated September 21, 2016
5. Manufacturer's Specifications Sheet for exterior light fixture
6. Project Plans



October 26, 2016

Tim Stannard
1000 Godetia Drive
Woodside, CA 94062

Re: ASRB2016-0045 – 3052 Woodside Road

Dear Mr. Stannard,

The following summarizes the decision of the Planning Director:

PROJECT DESCRIPTION

Formal Design Review with staff, to remodel an existing commercial building and modify an existing sign in the Community Commercial Zone. The proposal includes Planning Commission consideration of a request to update an existing Conditional Use Permit for the Cañada Corners, which includes an amendment to an existing Conditional Use Permit for the Village Bakery and Café (formerly the Woodside Bakery and Café). The proposal does not include a change to seating previously approved for the Woodside Bakery and Café.

P.O. Box 620005
2955 Woodside Road
Woodside, CA 94062

ACTION

The Planning Department has reviewed this ASRB application for Formal Design Review and recommends approval of the project to the Planning Commission, subject to the following conditions:

- I. Prior to Planning Commission review of the Conditional Use Permit for the entire commercial center, the applicant shall submit:
 - a. Floor Plans and Floor Area calculations for all businesses in the Cañada Corners commercial center;
 - b. Site Plan showing all parking spaces;
 - c. Statements of operational characteristics (hours, type of business, total number of employees, maximum number of employees on site at a given time) for all businesses in the Cañada Corners commercial center; and,
 - d. Details of all existing signs on the site, including dimensions, materials, and location.

- II. Prior to issuance of a Building Permit, the applicant shall submit:
- a. All project details required for review of a Building Permit.
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 - b. Applicant shall be responsible for compliance with requirements of all other applicable regulatory agencies, including but not limited to State Water Resources Control Board, Regional Water Quality Control Board, California Department of Fish and Wildlife, Army Corps of Engineers, U.S. Fish and Wildlife, OSHA, EPA and Caltrans.
 - c. All construction staging and construction parking shall be located onsite and shall not be located within any right-of-way, ingress/egress easement, access route for other parcels, or within any stream corridor, area with slopes in excess of 35%, area designated to meet the Town's Natural State requirements, any areas where it may harm protected trees, or within any other environmentally sensitive area.
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- IV. Prior to final inspection, the following shall occur:
- a. All exterior finishes, colors, and materials approved by the ASRB shall be used. Any changes may require further review by ASRB, as determined by the Planning Director.
 - b. Install all approved exterior light fixtures. The bulb or light source shall be entirely located behind a non-translucent surface. No additional lights or alternate fixtures shall be installed without first being reviewed and approved by the Town.
 - c. All construction debris, trailers, material storage containers, and portable restrooms shall be removed from the site.

Pursuant to WMC 153.337, an appeal of the Planning Director's decision may be filed with the Town Clerk within 10 calendar days, which is no later than 5 p.m. on March 14, 2015 (first business day after 10 calendar days).

Pursuant to WMC 153.230, approval by the Planning Director shall lapse and become null and void two years following the date on which the

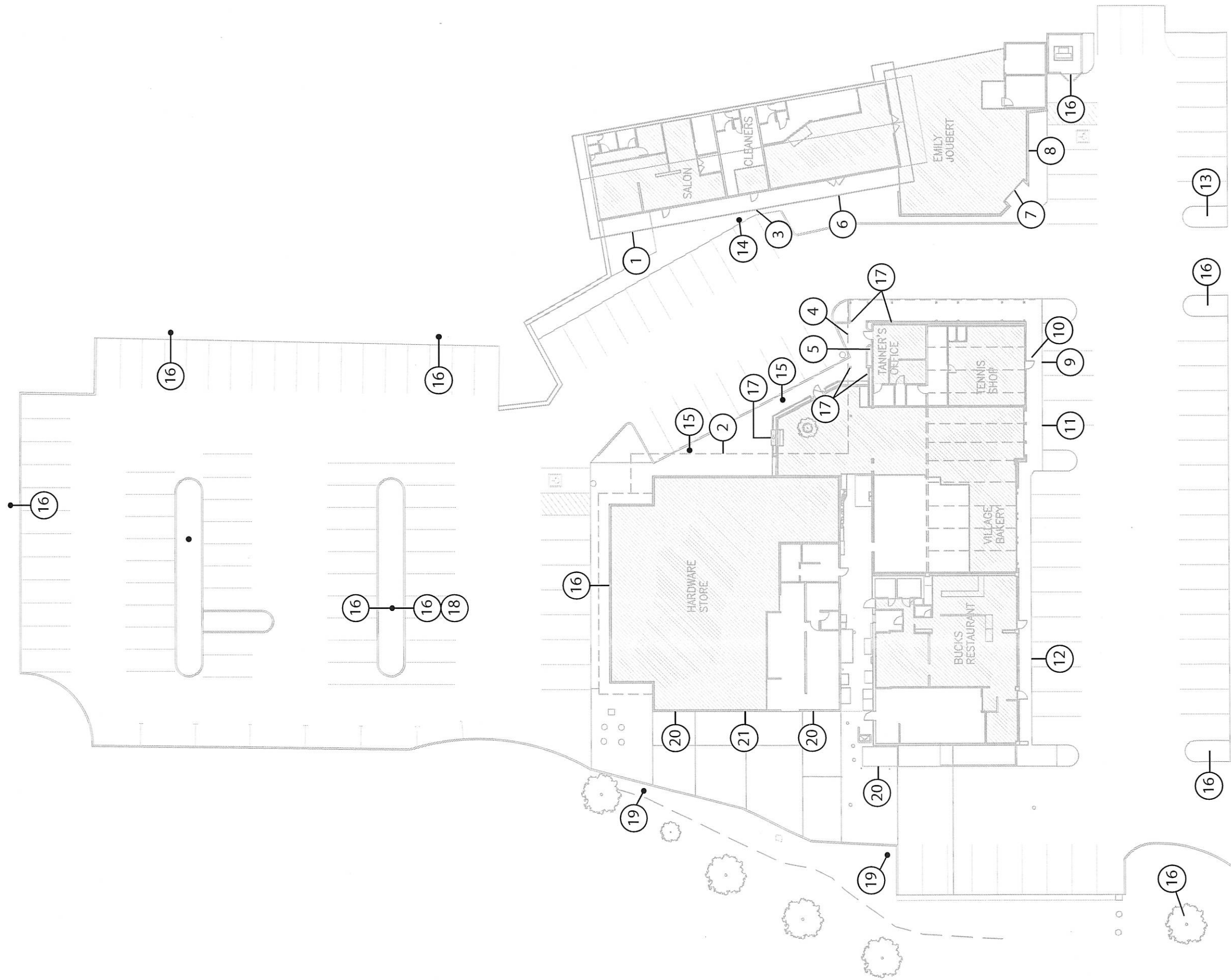
approval became effective, unless, prior to the expiration of two years, the approval has been acted upon (i.e., a building permit has been issued or the use has commenced). Approvals may be extended for an additional period of one year provided that, prior to the expiration of the initial two year approval period, an application for the renewal of the approval is filed with the Planning Director. The Planning Director may grant an extension for a period not exceeding one year where no change in conditions or requirements has occurred, but an application involving a change deemed significant by the Planning Director shall be treated as a new application, subject to all of the provisions of this chapter.

Warm Regards,

A handwritten signature in black ink that reads "Jackie C. Young". The signature is written in a cursive style with a large, stylized initial "J".

Jackie C. Young, AICP
Planning Director

CC: George Roberts
3015 Woodside Road
Woodside, CA 94062



SIGN INVENTORY

- | | |
|--|--|
| 1. The Salon | 13. Sign at Center Entrance |
| 2. Robert's Hardware | - The Salon |
| 3. Canada Cleaners | - Canada Cleaners |
| 4. Dave Tanner Building & Landscaping (eave) | - Roberts Hardware |
| 5. Dave Tanner Building & Landscaping (window) | -Dave Tanner Inc. |
| 6. Emily Joubert (eave) | 14. Pick-up and drop-off only (pedestal) |
| 7. Emily Joubert (trellis entry) | 15. 20 minute customer parking only (pedestal) |
| 8. Emily Joubert (fence) | 16. 1-hour limit, customer parking only |
| 9. The Woodside Tennis Shop (eave) | 17. No bike parking (wall or post) |
| 10. The Woodside Tennis Shop (hanging) | 18. Employee parking only |
| 11. Village Bakery and Cafe | 19. No Parking (post) |
| 12. Buck's Restaurant | 20. No Parking (wall) |
| | 21. No Dumping (wall) |



LETTER HEIGHT = 9"
 TOTAL WORD LENGTH = 4'-6.5"
 TOTAL AREA OF WORDS = 3.4 S.F.
 TOTAL AREA OF SIGNS • BUSINESS = 3.4 S.F.



LETTER HEIGHT = 7"
 TOTAL WORD LENGTH = 9'-8"
 TOTAL AREA OF WORDS = 5.62 S.F.
 TOTAL AREA OF SIGNS • BUSINESS = 5.62 S.F.



LETTER HEIGHT = 7"
 TOTAL WORD LENGTH = 9'-0"
 TOTAL AREA OF WORDS = 5.24 S.F.
 TOTAL AREA OF SIGNS • BUSINESS = 5.24 S.F.



LETTER HEIGHT = 6"
 TOTAL WORD LENGTH = 6'-4.5"
 TOTAL AREA OF WORDS = 5.24 S.F.
 2-WINDOW SIGNS • 1.48 EACH = 2.96 S.F.
 TOTAL AREA OF SIGNS • BUSINESS = 8.2 S.F.



2-WINDOW SIGNS • 1.48 EACH = 2.96 S.F.



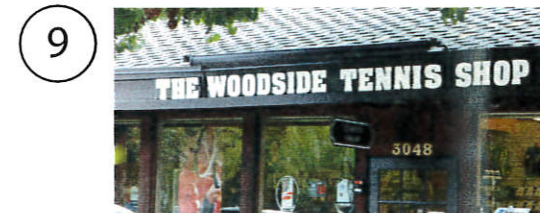
LETTER HEIGHT = 9"
 TOTAL WORD LENGTH = 5'-2"
 TOTAL AREA OF WORDS = 3.87 S.F.
 SIGN • OUTDOOR SALES ENTRY 2'-4"x9'-2" = 21.38 S.F.
 SIGN • FENCE FACING STREET 3'-0"x9'-0" = 27.0 S.F.
 TOTAL AREA OF SIGNS • BUSINESS = 52.25 S.F.



SIGN • OUTDOOR SALES ENTRY 2'-4"x9'-2" = 21.38 S.F.



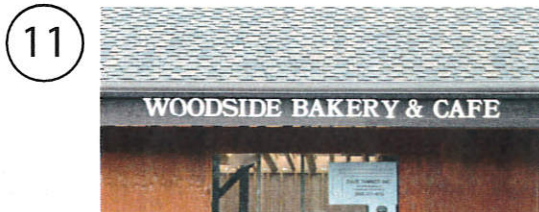
SIGN • FENCE FACING STREET 3'-0"x9'-0" = 27.0 S.F.



LETTER HEIGHT = 7 1/2"
 TOTAL WORD LENGTH = 11'-4"
 TOTAL AREA OF WORDS = 7.06 S.F.
 SIGN OVER ENTRY DOOR 10"x2'-6" = 2.08 S.F.
 TOTAL AREA OF SIGNS • BUSINESS = 11.22 S.F.



SIGN OVER ENTRY DOOR 10"x2'-6" = 2.08 S.F., BOTH SIDES = 4.16



LETTER HEIGHT = 7 1/2"
 TOTAL WORD LENGTH = 11'-0"
 TOTAL AREA OF WORDS = 6.86 S.F.
 TOTAL AREA OF SIGNS • BUSINESS = 6.86 S.F.



LETTER HEIGHT = 7"
 TOTAL WORD LENGTH = 6'-9.5"
 TOTAL AREA OF WORDS = 6.07 S.F.
 TOTAL AREA OF SIGNS • BUSINESS = 6.07 S.F.



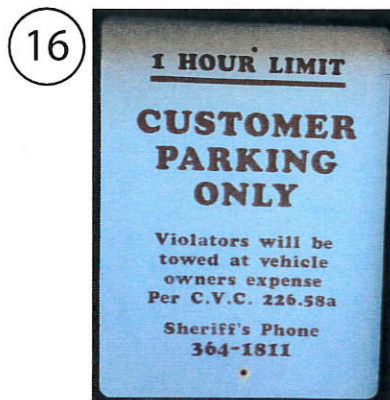
SIGN AT CENTER ENTRANCE WITH 4" LETTERS
 TOTAL WORD LENGTH = 1'-11.75"
 TOTAL AREA OF WORDS EACH SIDE = .65 S.F. x2= 1.30 BOTH SIDES
 TOTAL WORD LENGTH = 3'-3.75"
 TOTAL AREA OF WORDS EACH SIDE = 1.09 S.F. x2= 2.18 BOTH SIDES
 TOTAL WORD LENGTH = 3'-5.25"
 TOTAL AREA OF WORDS EACH SIDE = 1.13 S.F. x2= 2.26 BOTH SIDES
 TOTAL WORD LENGTH = 2'-11.0"
 TOTAL AREA OF WORDS EACH SIDE = 0.90 S.F. x2= 1.80 BOTH SIDES



Height = 18"
 Width = 12"
 Area = 1.5 sf
 Material = Metal on pedestal



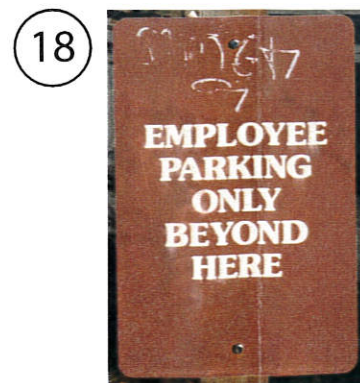
Height = 12"
 Width = 8"
 Area = 0.66 sf
 Material = Metal on pedestal



Height = 24"
 Width = 18"
 Area = 3 sf
 Material = Metal



Height = 7.5"
 Width = 6.5"
 Area = 0.33 sf
 Material = Metal



Height = 18"
 Width = 12"
 Area = 1.5 sf
 Material = Metal



Height = 18"
 Width = 12"
 Area = 1.5 sf
 Material = Metal



Height = 10"
 Width = 14"
 Area = 0.97 sf
 Material = Metal



Height = 18"
 Width = 24"
 Area = 3 sf
 Material = Metal

Conditional Use Permit History for Cañada Corners.

	Date	Action	Summary
Stage Stop (Buck's)	March 26, 1974	Original CUP80-70	Planning Commission approves CUP to allow beer and wine sale at the Stage Stop.
Stage Stop (Buck's)	November 26, 1974	Amendment to CUP80-70	Planning Commission approves amendment to extend hours of beer and wine sales.
Stage Stop (Buck's)	March 25, 1975	Renewal of CUP80-70	Renewal required by Condition of Approval.
Stage Stop (Buck's)	August 24, 1976	Amendment to CUP80-70	Amendment to extend beer and wine sales. The Planning Commission denies the request and adds a new condition to require the restaurant to close at 8:00 P.M. An appeal of this decisions is filed.
Stage Stop (Buck's)	September 14, 1976	Amendment to CUP80-70	Town Council review of an appeal of the August 24, 1976 Planning Commission decision. The Town Council upholds the appeal, extending the hours of operation and sale of beer and wine.
Cañada Corners Center	January 23, 1979	Original CUP80-81	Original CUP for Cañada Corners center.
Cañada Corners Center	January 7, 1980	Amendment to CUP80-81	To build the hardware store and make architectural changes to the center.
Cañada Corners Center	February 24, 1981	Amendment to CUP80-81	Amendment to construct employee parking area for Cañada Corners and Roberts Market behind the Cañada Corners center; and an exception to Town undergrounding requirement.
Stagecoach (Buck's)	May 22, 1984	Amendment to CUP80-81	Amendment to permit service of alcohol with meals and add a service bar with the waiting room of the Stagecoach Restaurant (Buck's).
Stagecoach (Buck's)	July 24, 1984	Amendment to CUP80-81	Amendment to expand Stagecoach Restaurant (Buck's) by 50 additional seats, to an approximate total of 120 seats by expanding into an adjacent commercial space (Brown Jug Liquors).

Woodside Bakery and Café	September 25, 1990	Amendment to CUP80-81	Amendment to expand the footprint of the bakery; allow preparation and sale of pizza, soup, and sandwiches; expand seating to 50 seats; and extend hours of operation from 6:00 PM to 10:00 PM.
Woodside Bakery and Café	February 26, 1991	Amendment	Amendment to allow sale of beer and wine at the bakery. The Amendment included a condition that the Planning Commission shall review the use permit with a change in management or ownership of the establishment.
Woody the Fish	December 4, 1996	CUP96-004	CUP to allow installation of Woody the Fish.
Woodside Bakery and Café	August 5, 1998	Change of ownership review	Planning Commission permitted expansion from 50 to 70 seats in daytime; 70 to 95 seats for evenings (starting at 6pm).
Woodside Bakery and Café	September 2, 1998	Review of seating at the bakery	Rescind the Planning Commission's August 5, 1988 decision to amend Condition of Approval #1, and to review the proposal to allow the increase in seating in association with a proposed parking plan. The Planning Commission approved 70 daytime and 95 evening seats (after 6:00 PM) utilizing the patio.
Woodside Bakery and Café	December 15, 2010	Amendment to CUP80-81	Amendment to expand the sale of beer and wine to the sale of all types of liquor to accompany food orders. The amendment included a condition that the bakery and/or restaurant shall not expand without approval of an Amendment to the CUP.

Sean Mullin

From: Jackie Young
Sent: Friday, October 14, 2016 4:54 PM
To: Jennifer Li; Sean Mullin
Subject: FW: Parking at Bakery in Woodside

Desk Item for future PC meeting.

Jackie C. Young, AICP
Planning Director
Town of Woodside
P.O. Box 620005
2955 Woodside Road
Woodside, CA 94062
(650) 851-6790
jyoung@woodsidetown.org

"The best way to predict the future ... is to create it."

From: kathy cardozo [mailto:kathy_cardozo@yahoo.com]
Sent: Friday, October 14, 2016 2:53 PM
To: Jackie Young; Kevin Bryant
Subject: Parking at Bakery in Woodside

Jackie and Kevin,

I hope you are both doing well. I understand the Planning Commission will soon hear the request to extend the seating capacity of the Bakery to 95 people. I wanted to send you a quick note to voice my thoughts on the issue. Once the Woodside Bakery extended their seating capacity a number of years ago, the parking became nearly impossible. I frequent many of the shops at this location, and when I can't find a spot, I simply have to leave. I am confident the merchants would have loved for me to spend my money at their locations rather than in Portola Valley or Menlo Park.

Therefore, I highly recommend that you do not approve the increase in seating capacity unless you also provide additional parking.

Best,

Kathy

Sean Mullin

From: Jackie Young
Sent: Friday, October 14, 2016 4:55 PM
To: Jennifer Li; Sean Mullin
Subject: FW: The Bakery

Desk Item for future PC meeting.

Jackie C. Young, AICP
Planning Director
Town of Woodside
P.O. Box 620005
2955 Woodside Road
Woodside, CA 94062
(650) 851-6790
jyoung@woodsidetown.org

"The best way to predict the future ... is to create it."

-----Original Message-----

From: Angela Steele [<mailto:asteele@proartnet.com>]
Sent: Friday, October 14, 2016 4:21 PM
To: Jackie Young
Subject: The Bakery

Please do not allow an expansion to the size of the Bakery space. Parking in our town is already a problem. The more the overflow of people park on the streets, the more dangerous it is for our residents, children, cyclists and equestrians. This is supposed to be a quiet "rural" town. The fuller parking lot will also reduce parking for the other businesses that have been there for years.

Thank you,
Angela Steele

Sean Mullin

From: Jackie Young
Sent: Friday, October 14, 2016 5:22 PM
To: Sean Mullin; Jennifer Li; Kevin Bryant
Subject: Phone Call re: Woodside Bakery (Desk Item)

I received a voice mail from Dan (and Sandy) McGeary (spelling?) at 4:16 pm today. Dan said, "in response to the concerns posted on Next Door Woodside, he and many others in Town support the Pub and Bakery, and are not concerned regarding the number of seats or parking."

Jackie C. Young, AICP
Planning Director
Town of Woodside
P.O. Box 620005
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Woodside, CA 94062
(650) 851-6790
jyoung@woodsidetown.org

"The best way to predict the future ... is to create it."

Sean Mullin

From: Jackie Young
Sent: Monday, October 17, 2016 9:33 PM
To: Jennifer Li; Sean Mullin; Kevin Bryant
Subject: FW: Increase parking for new bakery in Woodside

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Desk Item.

Jackie C. Young, AICP
Planning Director
Town of Woodside
P.O. Box 620005
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Woodside, CA 94062
(650) 851-6790
jyoung@woodsidetown.org

"The best way to predict the future ... is to create it."

From: daphne dad [mailto:d2.ashleymcmullen@gmail.com]
Sent: Saturday, October 15, 2016 9:47 AM
To: Jackie Young
Subject: Fwd: Increase parking for new bakery in Woodside

----- Forwarded message -----

From: **daphne dad** <d2.ashleymcmullen@gmail.com>
Date: Sat, Oct 15, 2016 at 9:39 AM
Subject: Increase parking for new bakery in Woodside
To: jyoung@woodsidetown.org

If the original bakery was allowed 50 seats, but was later approved an increase of 20 for a maximum of 70 seats, we should not approve an additional increase of 20 more seats. who ever is leasing it, i am sure, knew of the 70 seat maximum, and the already congested, though workable parking situation. They must have agreed to that in their new lease. i do not believe additional seating should be allowed. Why should we have the expense, construction mess, and horrible eye sore of a 2 story parking lot, or the loss of open space around our town center.

As a 40 plus year resident, Please, no more parking. Keep Woodside the Beautiful American Small Town. that we all love. Thank you- A. Daphne

Sean Mullin

From: Jackie Young
Sent: Monday, October 17, 2016 9:33 PM
To: Jennifer Li; Sean Mullin; Kevin Bryant
Subject: FW: Woodside Bakery

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Desk Item.

Jackie C. Young, AICP
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jyoung@woodsidetown.org

"The best way to predict the future ... is to create it."

-----Original Message-----

From: Jackie Reses [mailto:jreses@squareup.com]
Sent: Friday, October 14, 2016 9:17 PM
To: Jackie Young
Cc: Matt Apfel
Subject: Woodside Bakery

We live at 680 Manzanita Way. We are thrilled to have an expanded Woodside Bakery and hope that we can add spaces for parking. Its great to have a few good restaurants and shopping in our area, and the traffic isn't really a problem at all.

Thanks.

Jackie Reses

Sean Mullin

From: Jackie Young
Sent: Monday, October 17, 2016 9:34 PM
To: Jennifer Li; Sean Mullin; Kevin Bryant
Subject: FW: Proposed Woodside Bakery parking

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Desk Item.

Jackie C. Young, AICP
Planning Director
Town of Woodside
P.O. Box 620005
2955 Woodside Road
Woodside, CA 94062
(650) 851-6790
jyoung@woodsidetown.org

"The best way to predict the future ... is to create it."

From: David Fox [mailto:dfox415@gmail.com]
Sent: Saturday, October 15, 2016 8:06 PM
To: Jackie Young; Kevin Bryant
Subject: Proposed Woodside Bakery parking

Hi Jackie and Kevin,

I think adding parking in any capacity behind Roberts Hardware is a GREAT idea. Expanding and adding another level for a parking garage is long over due.

Thank you.

Best,
--David Fox
650-922-6355
3600 Tripp Road
Woodside

Sean Mullin

From: Jackie Young
Sent: Wednesday, October 19, 2016 4:43 PM
To: Jennifer Li; Sean Mullin
Cc: Kevin Bryant
Subject: FW: Woodside Bakery - Letter of Support / Parking

Desk Item.

From: Nick Thomson [nick.thomson@gmail.com]
Sent: Wednesday, October 19, 2016 4:10 PM
To: Jackie Young
Subject: Woodside Bakery - Letter of Support / Parking

Hello,

As a long-time resident of Woodside and Portola Valley, I'm writing in support of the new Woodside Bakery, an important amenity for the town and social nexus of the community. My understanding is that there is some concern about parking for the desired number of restaurant seats that the operator wants to install. I'd respectfully ask that the Planning Commission a) implements a more intelligent parking plan for the town center, and b) increases the arbitrary seating limits for the bakery to 140+ in order to better serve the community. While the front of the center is busy and has a generally full parking area, the rear is often empty or under-parked, particularly at night when the restaurant will be busy.

I support the new planned restaurant, and encourage as much seating as possible. There are any number of simple steps that could be taken to ease the parking situation—2 hour limits on most of the spaces, dedicated spaces in the rear of the lot for employees, peak time complimentary valet, etc. Any of these solutions would make parking much easier, which should create an opportunity for the commission to issue an increase in the number of seats in the restaurant and allow the restaurant to better serve the community.

I request that this letter be placed in packets for the Planning Department commissioners in advance of the hearing.

Respectfully,
Nick Thomson (Woodside Elem Alumni 1991)
nick.thomson@gmail.com

Sean Mullin

From: Jackie Young
Sent: Thursday, October 20, 2016 1:22 PM
To: Jennifer Li; Sean Mullin
Cc: Kevin Bryant
Subject: FW: restaurant application

Desk item.

Jackie C. Young, AICP
Planning Director
Town of Woodside
P.O. Box 620005
2955 Woodside Road
Woodside, CA 94062
(650) 851-6790
jyoung@woodsidetown.org

"The best way to predict the future ... is to create it."

From: Larry Bowman [mailto:LB@bcm.com]
Sent: Thursday, October 20, 2016 12:14 PM
To: Jackie Young <JYoung@woodsidetown.org>
Subject: restaurant application

Hi Jackie,

regarding the restaurant application by Tim Stannard for Bacchus Mgmt:

My wife rachael and I believe the restaurant will serve woodside residents well, and strongly support the project. However, if it is too small, it will have limited benefits. therefore, we support increasing the number of seats beyond the current 95 allowed.

there does appear to be a number of common sense solutions to the parking issues.

Thanks so much. Please include our letter in the PC info package.

regards, larry and rachael bowman
145 josselyn lane

Sean Mullin

From: Jackie Young
Sent: Thursday, October 20, 2016 1:24 PM
To: Jennifer Li; Sean Mullin
Cc: Kevin Bryant
Subject: FW: Mayfield/Woodside Bakery Hearing

Desk item.

Jackie C. Young, AICP
Planning Director
Town of Woodside
P.O. Box 620005
2955 Woodside Road
Woodside, CA 94062
(650) 851-6790
jyoung@woodsidetown.org

"The best way to predict the future ... is to create it."

-----Original Message-----

From: Jesper Stroe [mailto:jesper@stroe.com]
Sent: Thursday, October 20, 2016 12:37 PM
To: Jackie Young <JYoung@woodsidetown.org>
Subject: Mayfield/Woodside Bakery Hearing

Dear Jackie Young,

We are unfortunately unable to attend the hearing on November 2nd regarding the much needed improvement in local restaurant choices.

We are very excited about the prospects of Mayfield (Bacchus) moving into the Woodside Bakery space and expanding the capacity. We strongly encourage the Planning Commission to increase the number of seats allowed in the new restaurant and address any concerns about parking by limiting parking to two hours, for instance. We have never, at any time of day, not been able to find parking, and find any concerns in that regard unfounded and over-blown.

We ask that you include a copy of our letter of support for an increase in the seating permit for the new Mayfield/Bacchus establishment in the informational package for Planning Commission members.

We are looking forward to the Planning Commission approving the increase in seating capacity, allowing the new cafe/restaurant to run a sustainable and profitable business sorely needed, serving all the residents of Woodside.

Yours sincerely,

Louise & Jesper Stroe
175 Alta Mesa Road
Woodside

Sean Mullin

From: Jackie Young
Sent: Thursday, October 20, 2016 1:23 PM
To: Jennifer Li; Sean Mullin
Cc: Kevin Bryant
Subject: FW: Supporting Woodside Bakery seat INCREASE

Desk item.

Jackie C. Young, AICP
Planning Director
Town of Woodside
P.O. Box 620005
2955 Woodside Road
Woodside, CA 94062
(650) 851-6790
jyoung@woodsidetown.org

"The best way to predict the future ... is to create it."

From: Heath | Metes & Bounds [mailto:heatht@gmail.com]
Sent: Thursday, October 20, 2016 12:29 PM
To: Jackie Young <JYoung@woodsidetown.org>
Subject: Supporting Woodside Bakery seat INCREASE

Hello Jackie,

I'm writing to express my support of the new Woodside Bakery. I grew up in Woodside (on Fox Hollow and Mountain Home Rd) and I moved back to town last summer with my wife (also a native). It is great to be back, but my wife and I have been frustrated with the lack of good restaurant offerings in the area. We were thrilled to hear that Tim Stannard and his restaurant group were taking over the Bakery because we love their other restaurants so much.

I became quite alarmed when I heard of the seating limitations placed on the restaurant because of poorly allocated parking spaces. In my opinion, this restaurant has the potential to be an anchor of our community and should be a thriving, bustling, popular place for our community members to gather, socialize, and nourish themselves.

Limiting the number of seats in the restaurant, especially just because of poor parking allocation in the parking lot, will hamstring the restaurant's ability to thrive and ultimately detract from our great community.

I strongly believe the restaurant should be permitted to have as many seats as they can reasonably and safely fit into the space and the parking should be rectified to support the seat count (not the other way around!). From what I have gathered to date, I support the restaurant having as many as 140 seats.

Our community should do whatever it takes to support this restaurant.

Thank you for your consideration,
Heath Thomson

--
Heath Thomson
(650) 207-4192

Sean Mullin

From: Jackie Young
Sent: Tuesday, October 25, 2016 9:25 PM
To: Jennifer Li; Sean Mullin
Cc: Kevin Bryant
Subject: FW: Woodside bakery - strong support

Desk Item.

Jackie C. Young, AICP
Planning Director
Town of Woodside
P.O. Box 620005
2955 Woodside Road
Woodside, CA 94062
(650) 851-6790
jyoung@woodsidetown.org

"The best way to predict the future ... is to create it."

From: Maurice Werdegar [mailto:mauricew@westerntech.com]
Sent: Saturday, October 22, 2016 8:30 PM
To: Jackie Young <JYoung@woodsidetown.org>
Cc: Tim Stannard <tim@bacchusmanagement.com>; Helen Werdegar <hwerdegar@gmail.com>
Subject: Woodside bakery - strong support

Jackie – I am writing in regard to the Woodside Bakery project. I think this may be one of the most important opportunities presented to our town in a long time.

As 14-year residents and active community members, we would like to register our strongest advocacy for doing everything the town can to help support and nourish this project, *particularly* increasing the number of seats allowed for the project so that it can be economically viable. Our community would benefit greatly from an additional gathering place, particularly one that will be as well designed and managed as this project. With the challenges of traffic and parking everywhere, we are increasingly isolated and on our own for dining options. It is the single biggest drawback of raising a family and living in the community, and is why many people choose to leave. As a result, we should be doing everything we can to support this effort.

Tim Stannard's Bacchus Group is the premier restaurant operator in the Bay Area. All of his restaurants are exceptionally well managed, offer a healthy fresh locally-sourced product, and are considered treasures by the residents lucky enough to leave near them (i.e. Mayfield Café in Palo Alto, Spruce in SF, and of course the Village Pub). In addition, Tim and his company have been an exemplary community citizen in Woodside as a regular donor of the top item at the Woodside School auction fundraiser (Village Pub dinner for 12 served at a private home) as well as in countless other ways large and small.

Helping create the platform for a successful Woodside Bakery will make Woodside a more desirable place to live for all of us. I hope the town does everything possible to assist in this outcome – it would mean a great deal to all of us, and it would be in support of a local son who lives amongst us.

Unfortunately, we are unable to attend the public hearing on this matter. Please register and acknowledge our strong support for increasing seats to the maximum possible, and helping make this project a terrific community success.

Respectfully,

Maurice & Helen Werdegar
35 Corto Lane

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Sean Mullin

From: Jackie Young
Sent: Tuesday, October 25, 2016 9:29 PM
To: Jennifer Li; Sean Mullin
Cc: Kevin Bryant
Subject: FW: New Woodside Cafe - I support additional seating and reasonable parking limits

Desk Item.

Jackie C. Young, AICP
Planning Director
Town of Woodside
P.O. Box 620005
2955 Woodside Road
Woodside, CA 94062
(650) 851-6790
jyoung@woodsidetown.org

"The best way to predict the future ... is to create it."

From: David Connolly [mailto:dconnolly7@hotmail.com]
Sent: Saturday, October 22, 2016 8:36 PM
To: Jackie Young <JYoung@woodsidetown.org>
Subject: New Woodside Cafe - I support additional seating and reasonable parking limits

Hi Jackie,

Please add this letter to the package of support for the hearing on November 2 related to the new cafe being remodeled in Woodside (formerly named Woodside Cafe) next to Bucks.

I fully support adding more seats in this new restaurant beyond the current 95 person limit.

I also support creating a parking program that allows diners to stay beyond 2 hours.

Thank you for your attention to this matter.

- David & Jeanne Connolly
Woodside residents

Sean Mullin

From: Jackie Young
Sent: Tuesday, October 25, 2016 9:30 PM
To: Jennifer Li; Sean Mullin
Cc: Kevin Bryant
Subject: FW: Letter regarding the Village Bakery seating

Desk Item.

Jackie C. Young, AICP
Planning Director
Town of Woodside
P.O. Box 620005
2955 Woodside Road
Woodside, CA 94062
(650) 851-6790
jyoung@woodsidetown.org

"The best way to predict the future ... is to create it."

From: Paul Thomson [mailto:paulix@gmail.com]
Sent: Monday, October 24, 2016 11:47 AM
To: Jackie Young <JYoung@woodsidetown.org>
Subject: Letter regarding the Village Bakery seating

Dear Ms Young,

I'm writing to voice my support of increasing the number of allowed seats in the Village Bakery - beyond the 95 currently slotted.

The Bakery is going to be a tremendous asset to our community. Having additional seating will not cause parking problems. There are other, better steps the commission can take to help the parking situation (e.g. 2 hour enforced parking), whereas reducing the Bakery's seating will not be effective and will only hurt the community by causing a jam as people fight over fewer seats in the Bakery.

So many of us are eagerly awaiting the arrival of this restaurant. We are not going to blow the parking situation out of proportion, as some vocal opponents are doing. There are simple, common sense things that can be done to address the parking situation. The Bakery is good for the Woodside community. Please increase the number of seats allotted to the Bakery above 95.

Please feel free to include my letter in the informational package given to the Planning Commission members prior to the hearing.

Many thanks for all you do,
Paul

Paul Thomson
Woodside resident since 1984

Sean Mullin

From: Jackie Young
Sent: Thursday, October 27, 2016 1:52 PM
To: Jennifer Li; Sean Mullin
Cc: Kevin Bryant
Subject: FW: Approval for the Conditional Use Permit (CUP) for the Woodside Bakery
Attachments: Planning Dept, Commissioners.docx

Desk Item.

Jackie C. Young, AICP
Planning Director
Town of Woodside
P.O. Box 620005
2955 Woodside Road
Woodside, CA 94062
(650) 851-6790
jyoung@woodsidesidtown.org

"The best way to predict the future ... is to create it."

From: roachgerena@aol.com [mailto:roachgerena@aol.com]
Sent: Thursday, October 27, 2016 1:51 PM
To: Jackie Young <JYoung@woodsidesidtown.org>
Cc: tim.stannard@bacchusmanagement.com
Subject: Approval for the Conditional Use Permit (CUP) for the Woodside Bakery

October 27, 2016

To: Jackie Young, Woodside Planning Director
and Planning Department Commissioners,

Re: Approval for the Conditional Use Permit (CUP) for the Woodside Bakery

It is my understanding that the hearing in front of the Woodside Planning Commission to approve the Conditional Use Permit (CUP) for the Woodside Bakery is on November 2, 2016. Unfortunately, I will be out of town and will not be able to attend but, would like to request for my letter to be included in the Planning Department Commissioners packets.

I am writing to urge for the Woodside planning commission to support the application from the Woodside Bakery to allow the use of a restaurant that replaces two retail uses into one use that will create a needed business for the benefit of the downtown, nearby neighborhoods and all the local business clients.

I encourage the planning commission to engage in a meaningful dialogue with the owners in order to provide adequate seating (140 seats) and a parking plan to insure that the business is a success and the community will also reap the benefits of a well run enterprise.

Your approval would be greatly appreciated by myself and our local community.

Thanks again for your support
Sincerely,

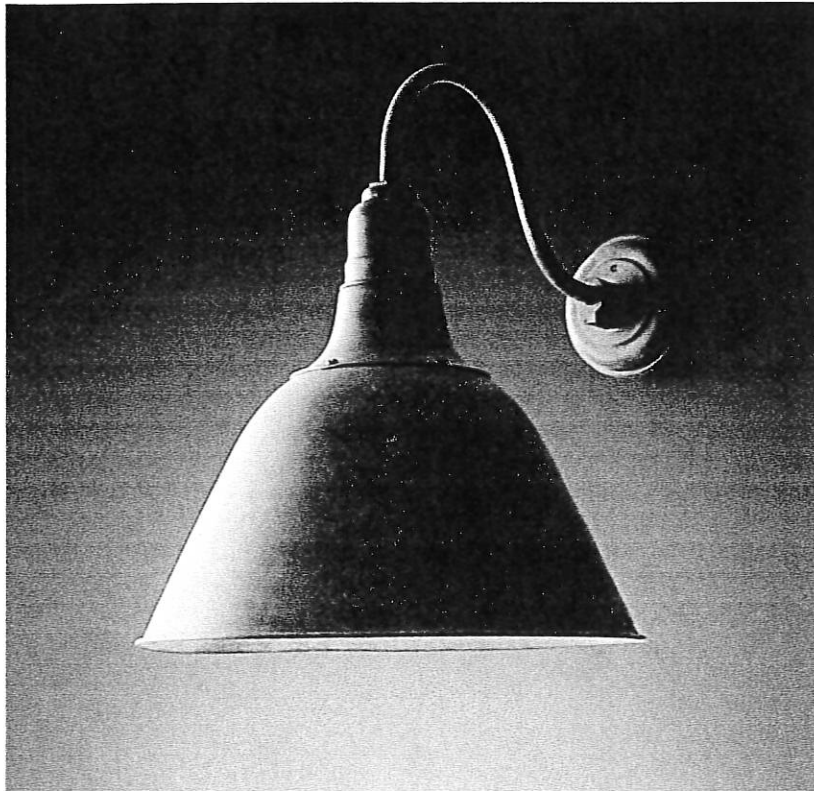
Alicia Roach
roachgerena@aol.com

cc: Tim Stannard
tim.stannard@bacchusmanagement.com

WOODSIDE BAKERY & CAFE



RH MODERN RH BABY & CHILD RH TEEN RH CONTEMPORARY ART RH INTERIOR DESIGN



Shown in weathered zinc.

VINTAGE FRENCH FARMHOUSE SCONCE

\$229 - \$389 REGULAR
\$171 - \$291 MEMBER

The graceful yet hardworking design of an antique French farmhouse fixture is echoed in this sconce. A bell-shaped metal shade focuses the light it casts, and weathered-metal fittings capture the patina of the original.

HIDE DETAILS

- Made of steel and aluminum
- Matte black, grey enamel, and warm white shades have white interiors
- Weathered zinc and weathered rust shade have matching interiors
- Matte black, grey enamel and warm white shades have distressed aluminum caps
- 10" sconce uses one 60 max. bulb (sold separately)
- 14" sconce uses one 75W max. bulb (sold separately)
- 18" sconce uses one 100W max. bulb (sold separately)
- Wet UL listed: suitable for use indoors or outdoors, including areas that receive direct contact with rain, snow or excessive moisture
- Hardwire
- Dimmer switch compatible

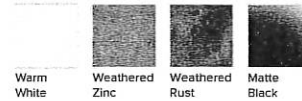
DIMENSIONS

10" Sconce: 10"W x 14¼"D x 12¼"H
14" Sconce: 14"W x 21½"D x 17½"H
18" Sconce: 18"W x 25"D x 22"H

VIEWS



FINISH OPTIONS



VINTAGE FRENCH FARMHOUSE SCONCE

\$229 - \$389 REGULAR
\$171 - \$291 MEMBER

SIZE
Choose Size

FINISH
Choose Finish

PRICE

QUANTITY

0

VIEW IN STOCK ITEMS

BOOKMARK & SHARE

ADD TO CART

the RH MEMBERS PROGRAM. 25% SAVINGS ON EVERYTHING RH. EVERY DAY.
SAVE AN ADDITIONAL 10% ON ALL SALE. COMPLIMENTARY INTERIOR DESIGN SERVICES. ▶

RESOLUTION NO. 2010-024

BEING A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF WOODSIDE APPROVING PROJECT CUSE2010-0007, A CONDITIONAL USE PERMIT AMENDMENT TO CUP80-81, TO EXPAND THE SALE OF BEER AND WINE TO THE SALE OF ALL TYPES OF LIQUOR TO ACCOMPANY FOOD ORDERS AT AN EXISTING RESTAURANT (WOODSIDE BAKERY) LOCATED AT 3052 WOODSIDE ROAD (APN 072-162-360).

WHEREAS, an application was submitted requesting approval of an amendment to a Conditional Use Permit (CUP80-81) to expand the sale of beer and wine to the sale beer, wine, and spirits with food orders at an existing restaurant (Woodside Bakery) located at 3052 Woodside Road; and

WHEREAS, the procedures for processing the application have been followed as required by law; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on December 15, 2010, at which time all those desiring to be heard on the matter were given an opportunity to be heard; and

WHEREAS, the Planning Commission considered all written and oral testimony presented for their consideration; and

WHEREAS, the project is categorically exempt from CEQA for the operation of existing facilities under Section 15301; and

WHEREAS, the Planning Commission finds that the project does not conflict with the goals and policies of the General Plan; and

THEREFORE, BE IT RESOLVED, that the Planning Commission hereby makes the following findings, as further discussed, detailed and supported by the Planning Commission staff report of December 15, 2010 to approve the Use Permit (CUSE2010-0007):

- 1. That the proposed use at such location is necessary or desirable to provide a facility or service which will contribute to the general well-being of the neighborhood or community or which needs to be located where proposed due to the operating requirements of a public utility or service.*

The Planning Commission finds the following:

The proposed sale of spirits is located within a Community Commercial district at an existing restaurant that already serves beer and wine. The location is within one of two commercial areas in Town, which are the only districts that permit alcohol sales. The existing operational characteristics of the restaurant (Woodside Bakery), such as hours of operation or number of seats, will not change under the proposed CUP amendment. The addition of spirit sales will compliment the food service and will not operate as a standalone use.

- 2. That the proposed use at the particular location will be consistent with the intent, purpose, and objectives of this chapter and the General Plan.*

The Planning Commission finds the following:

As outlined in Municipal Code Section 153.245, CUPs are used to assess the potential impacts of specific uses on the surrounding properties. Expanding an ABC license to serve spirits with meals at an existing restaurant does not conflict with any goals or policies of the General Plan or Town Center Area Plan. The Town Center is the where businesses, specifically restaurants, are permitted to be located. The additional service of spirits will not impact other businesses or properties in the surrounding area.

- 3. That the proposed use in such location will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity of such use or be injurious to property or improvements in the vicinity.*

The Planning Commission finds the following:

The proposed sale of spirits will occur within an existing restaurant for consumption onsite. The sale of spirits will accompany the food sales of an existing restaurant. The existing restaurant is located within the Town Center in a commercial zoning district. The restaurant location is not located immediately adjacent to any residences. The location allows this use and it is suitable to change the ABC license from beer and wine to beer, wine, and spirits, therefore, the change in license will not be detrimental to the health, safety, or welfare of the general public.

- 4. That the site for the proposed use is adequate in size, shape, and topography to accommodate the proposed use.*

The Planning Commission finds the following:

The existing restaurant will not add any bar stools and not be expanded in any way. The size of the existing restaurant is sufficient to handle the sale of spirits along with meals. No changes to the site or building are required to handle the sale of spirits for consumption with meals.

- 5. That the site for the proposed use can be served by roads of adequate width and design to accommodate the quantity and type of traffic generated by such use.*

The Planning Commission finds the following:

The subject site is currently accessed from Highway 84 (Woodside Road). No additional access roads are required for the sale of alcoholic beverages. Since the project does not propose additional seating and the operational characteristics of the restaurant and retail operation of the bakery will remain the same, no significant traffic increase is likely to occur. No improvements to Highway 84 are warranted by the proposed project.

- 6. That adequate utilities and other services required for such use exist or can be provided.*

The Planning Commission finds the following:

The CUP amendment only includes the change is ABC license type at an existing restaurant, which does not require any additional utilities other than those that already serve the site. The site, specifically the Woodside Bakery, contains all required services

and utilities to carry out the sale of spirits at the existing restaurant.

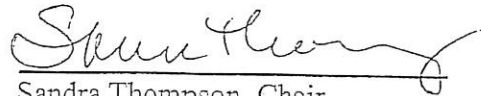
THEREFORE, BE IT FURTHER RESOLVED, that the Planning Commission hereby approves the Use Permit amendment (CUSE2010-0007). This amendment to CUP80-81 consolidates all previously issued Conditions of Approval that are specific to the Woodside Bakery. The Conditions of Approval are the current operating conditions for the Woodside Bakery:

1. The portion of the business that contains the bakery and the portion of the business that contains the restaurant shall not be changed or expanded without approval of a CUP amendment. (Total square footage: 3,281, includes: Outdoor dining square footage: 1,097; Bakery retail and storage square footage: 880; Kitchen, restrooms, and indoor dining square footage: 1,304)
2. Business hours of operation shall be from 6:00 a.m. to 11:00 p.m.
3. The sale of alcoholic beverages is limited to the hours of 10:00 a.m. to 10:00 p.m., Sunday through Thursday; 10:00 a.m. to 11:00 p.m., Friday and Saturday.
4. All alcohol sales shall be served with food; there shall be no bar stools at the bar service area.
5. The business owner shall maintain in good standing the liquor license for beer, wine and spirits from California Alcohol and Beverage Control (ABC).
6. The Woodside Bakery is limited to having 70 seats total (indoor and outdoor) for the public between 6:00 a.m. and 6:00 p.m. The Woodside Bakery is limited to having 95 seats total (indoor and outdoor) for the public between 6:00 p.m. and 11:00 p.m.
7. Pursuant to Municipal Code Section 153.254, the Town shall refer the CUP to the Planning Commission for review and possible revocation if the business is operating outside of the required conditions, except if the Town finds the Woodside Bakery to be operating with more than 70 seats before 6:00 p.m., Town staff shall revoke the provision in the CUP that permits the restaurant to have an additional 25 seats after 6:00 p.m.
8. The outdoor patio shall not have any type of temporary or permanent roof cover installed without obtaining an amendment to this CUP (CUSE2010-0007), and all other necessary permits and approvals.
9. The Mayten tree in the outdoor patio shall be preserved. If the tree fails, it shall be replaced in kind.
10. Any other Conditions of Approval for Cañada Comers from CUP80-81 that apply generally to the entire site shall remain in effect and enforceable by the Town.

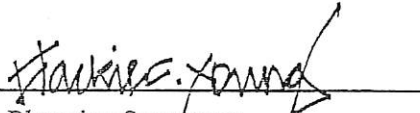
PASSED AND ADOPTED, by the Town of Woodside Planning Commission, at a duly noticed public hearing held on December 15, 2010, by the following vote:

AYES: Commissioners: Elder, Hobson, Rosekrans, Voelke, Yost, and Chair Thompson
NOES: Commissioners: None
ABSENT: Commissioners: Brasher
ABSTAIN: Commissioners: None


APPROVED:


Sandra Thompson, Chair

ATTEST:


Frankie Young
Planning Secretary

This permit is hereby accepted upon the express terms and conditions hereof, and shall have no force or effect unless and until agreed to, in writing, by the Applicant, and Property Owner or Authorized Agent. The undersigned hereby acknowledges the approved terms and conditions and agrees to fully conform to and comply with said terms and conditions within the recommended time frames approved by the Planning Commission.


Property Owner or Authorized Agent

12-21-2010
Date

CAÑADA CORNERS

January 23, 1979

Original CUP for Cañada Corners center

CUP #80-81

CONDITIONS OF APPROVAL

1. ~~That the Architectural and Site Review Board review and approve final architectural and site plans.~~
2. ~~That the remainder of the northerly portion of the property which is Currently zoned R-E-3, and is not indicated as an employee or reserved parking area on the approved site plan, be placed within an open space and conservation easement which would preclude any future development within the easement.~~
3. ~~The applicant must return for an amendment to the Conditional Use Permit if any paved area is to exceed 15,000 square feet in the R-E-3 zone, and that both entrances to the parking lot be widened to the Town Engineer's satisfaction.~~
4. ~~The area west of the proposed hardward building shall be designated as a fire lane and "No Parking" signs shall be posted in this area.~~
5. ~~Applicant shall provide specific areas for bicycle racks and equestrian hitching. Specific designs and locations shall be subject to the approval of the Planning Director.~~
6. ~~All new mechanical equipment shall be insulated in accordance with State noise requirements. All outlets shall be oriented vertically away from adjacent residences.~~
7. ~~Install non-ponding oil traps in on-site catch basins to capture oil and grease from parking lot areas. Oil traps shall be inspected and cleaned at least annually.~~
8. ~~Construct an asphalt curb along the edge of all paved areas to contain runoff and prevent sheet flow from paved areas over dirt areas.~~
9. ~~Remove dead wood and miscellaneous debris from Dry Creek where the creek abuts the site in order to improve the visual appearance, to insure maximum capacity and to prevent debris from being washed downstream. That portion of Dry Creek which is within the applicant's property shall be continually maintained and kept free of debris.~~
10. ~~The applicant shall dedicate a conservation easement along the west property line to extend from the property line to a line 20 feet to the east of the bank of the creek for that portion of the creek which is within the C-1 zone.~~
11. ~~No portion of the new or existing parking or paved areas shall be located within twenty feet of the top of the creek bank.~~
12. ~~The applicant shall submit landscaping plans to be reviewed and approved by the Architectural and Site Review Board. Special emphasis shall be placed on providing additional landscaping along the southwesterly portion of the property in order to provide an effective visual screen from the adjacent residence.~~
13. ~~That a fifteen foot wide meandering equestrian easement be provided along the top of the creek bank beginning at Woodside Road, northerly to the northerly~~

~~property line and thence along the northerly property line to intersect with the equestrian trail along Canada Road, and that a multi purpose trail easement be dedicated along the equestrian trail that now exists from Canada Road, along Woodside Road, to the western boundary of the property, lying between the bumper along the southerly side of the parking lot and the right of way of Woodside Road.~~

- ~~14. The applicant shall provide a geotechnic report prepared by a qualified engineering geologist or soils engineer focusing on recommendations for grading, suitable construction design for building foundations, retaining structures and building structural systems prior to the issuance of building permits.~~
- ~~15. Before concrete is poured, the foundation design and any retaining structures shall be inspected and certified by the applicant's soils engineer.~~
- ~~16. The applicant's qualified structural engineer shall certify the plans for the building structure prior to the issuance of a building permit.~~
- ~~17. The island at the northwest corner of the hardware store shall be shortened and the last parking stall by the corner be marked for small cars only.~~
- ~~18. The entire parking area to the rear of the store which includes the parking spaces #87-92, #108-115, and #116-128, shall be paved with a pervious surface.~~

Note: Strike all 18 Conditions as they were replaced by Conditions of Approval adopted with the January 7, 1980 Amendment.

January 7, 1980

Amendment to build the hardware store, architectural changes.

CUP #80-81

CONDITIONS OF APPROVAL

- ~~1. That the Architectural and Site Review Board review and approve final architectural and site plans.~~
- ~~2. That the remainder of the northerly portion of the property which is currently zoned R-E-3, and is not indicated as an employee or reserved parking area on the approved site plan, be placed within an open space and conservation easement which would preclude any future development within the easement.~~
- ~~3. The applicant must return for an amendment to the Conditional Use Permit if any paved area is to exceed 15,000 square feet in the R-E-3 RR zone, and that both entrances to the parking lot be widened to the Town Engineer's satisfaction.~~
- ~~4. The area west of the proposed hardware-building shall be designated as a fire lane and "No Parking" signs shall be posted in this area.~~
- ~~5. Applicant shall provide specific areas for bicycle racks and equestrian hitching. Specific designs and locations shall be subject to the approval of the Planning Director.~~

6. All new mechanical equipment shall be insulated in accordance with State Town noise requirements. All vent outlets shall be oriented vertically away from adjacent residences.
7. Install non-ponding oil traps in on-site catch basins to capture oil and grease from parking lot areas. Oil traps shall be inspected and cleaned at least annually.
8. ~~Construct~~ Maintain an asphalt curb along the edge of all paved areas to contain runoff and prevent sheet flow from paved areas over dirt areas.
9. ~~Remove dead wood and miscellaneous debris from Dry Creek where the creek abuts the site in order to improve the visual appearance, to insure maximum capacity and to prevent debris from being washed downstream. That portion of Dry Creek which is within the applicant's property shall be continually maintained and kept free of debris.~~

**** Note:** This Condition of Approval included in the original Conditional Use Permit was included as a Mitigation Measure in the Environmental Impact Report. It is not consistent with current California Department of Fish and Wildlife practices.

- ~~10. The applicant shall dedicate a conservation easement along the west property line to extend from the property line to a line 20 feet to the east of the bank of the creek for that portion of the creek which is within the C-1 CC zone.~~
11. No portion of the any new or existing parking or paved areas shall be located within twenty feet of the top of the creek bank.
12. The applicant shall ~~submit landscaping plans to be reviewed and approved by the Architectural and Site Review Board. Special emphasis shall be placed on providing additional~~ maintain landscaping along the southwesterly portion of the property in order to provide an effective visual screen from the adjacent residence.
- ~~13. That a fifteen foot wide meandering equestrian easement be provided along the top of the creek bank beginning at Woodside Road, northerly to the northerly property line and thence along the northerly property line to intersect with the equestrian trail along Canada Road, and that a multi-purpose trail easement be dedicated along the equestrian trail that now exists from Canada Road, along Woodside Road, to the western boundary of the property, lying between the bumper along the southerly side of the parking lot and the right-of-way of Woodside Road.~~
14. The applicant shall provide a geotechnic report prepared by a qualified engineering geologist or soils engineer focusing on recommendations for grading, suitable construction design for building foundations, retaining structures and building structural systems prior to the issuance of building permits.
15. Before concrete is poured, the foundation design and any retaining structures shall be inspected and certified by the applicant's soils engineer.

- ~~16. The applicant's qualified structural engineer shall certify the plans for the building structure prior to the issuance of a building permit.~~
- ~~17. The island at the northwest corner of the hardware store shall be shortened and the last parking stall by the corner be marked for small cars only.~~
18. The mechanical equipment on the roof shall not be visible from Woodside or Canada Roads.

February 24, 1981

Amendment to construct employee parking area and exception to Town undergrounding requirement

CUP #80-81

CONDITIONS OF APPROVAL

- ~~1. The applicant shall provide complete improvement and landscape plans to the satisfaction of the Town Engineer and Town Planner.~~
2. The applicant shall maintain screening of the transformer from view with an enclosure and native landscaping to the satisfaction of the ~~Town Planner~~ Planning Director.

WOODY THE FISH

December 4, 1996

CUP to install Woody the Fish

Conditional Use Permit #96-004 (Woody the Fish)

CONDITIONS OF APPROVAL

- ~~1. Project approval by the Architectural and Site Review Board (ASRB) is required prior to installation of the sculpture, since the site is within the Scenic Corridor along Woodside Road (Highway 84).~~
2. The sculpture is not to be used as a commercial sign, nor be the attachment for a commercial sign.
- ~~3. The concrete footing proposed to provide support for the structure shall be approved by the ASRB and the Town's Building Inspector.~~

~~4. The precise location of the sculpture shall be subject to the approval of the Town Engineer.~~

BUCK'S RESTAURANT (formerly Stage Stop and Stagecoach)

March 26, 1974

Original CUP for the Stage Stop (Buck's) Restaurant

CUP #80-70

Planning Commission approves RESO 1974-183 to permit on-site sale of beer/wine.

CONDITIONS OF APPROVAL

- ~~1. Sale of alcoholic beverages shall be for consumption within the restaurant building.~~
- ~~2. Any violation of State law related to sale of alcoholic beverages shall be considered a violation of this Use Permit and the Use Permit is subject to immediate cancellation after public hearing by the Planning Commission, upon notice of any such violation.~~
- ~~3. Sale of alcoholic beverages be limited to hours from 8:00 A.M. to 7:00 P.M. except during the months of April to October when the hours shall be 8:00 A.M. to 8:30 P.M. and except for special service club meetings not open to the public.~~
- ~~4. The Conditional Use Permit is granted for a period of one year from this date and is subject to review at the end of that time.~~

November 26, 1974

Amendment to CUP for the Stage Stop (Buck's) Restaurant

CUP #80-70

Planning Commission approves RESO 1974-200 to extend hours of on-site sale of beer/wine sales to 10:00 A. M. year round.

CONDITIONS OF APPROVAL

- ~~1. Sale of alcoholic beverages shall be for consumption within the restaurant building.~~
- ~~2. Any violation of State law related to sale of alcoholic beverages shall be considered a violation of this Use Permit and the Use Permit is subject to immediate cancellation after public hearing by the Planning Commission, upon notice of any such violation.~~

March 25, 1975

Review and renewal of CUP for the Stage Stop (Buck's) Restaurant

CUP #80-70

No new Conditions of Approval.

May 27, 1975

Amendment to CUP for the Stage Stop (Buck's) Restaurant

CUP #80-70

Proposal to add 800 sf enclosed patio to Stage Stop approved with COAs; however, this was **withdrawn** by George Roberts on July 8, 1975.

CONDITIONS OF APPROVAL

- ~~1. That all parking spaces abutting an "R" district be adequately screened.~~
- ~~2. That the 12 parking spaces in the service area be delineated and surfaced with an asphaltic or Portland cement binder pavement.~~
- ~~3. That the trash receptacle be removed from beside the dining area to behind the building.~~
- ~~4. That the use permit be reviewed at the end of a one year period.~~

August 24, 1976

Amendment to extend beer/wine service from 10:00 A.M. – 8:00 P.M. to 10:00 A.M. – 10:30 P.M.

The Planning Commission denied the request and imposed a new condition that the restaurant close at 8:00 P.M. RESO #1976-240

CUP #80-70

CONDITIONS OF APPROVAL

- ~~1. Sale of alcoholic beverages shall be for consumption within the restaurant building only.~~
- ~~2. Any violation of the State law related tot the sale of alcoholic beverage shall be considered a violation of this Conditional Use Permit and said permit shall be subject to immediate cancellation after public hearing by the Planning Commission and upon notice of any such violation.~~
- ~~3. Sale of food shall be limited to the hours of 6:00 A.M. to 8:00 P.M., and sale of alcoholic beverages shall be limited to the hours of 10:00 A.M. to 8:00 P.M., all year long except for special service club meetings not open to the public.~~

- ~~4. Permit shall be subject to review by the Planning Commission to insure no public nuisances are created. If after review the Planning Commission finds that on-site sale of beer and wine creates public nuisance problems the Planning Commission may revoke the permit allowing beer and wine sales or limit the sale of beer and wine to a lesser number of hours.~~

An appeal was filed and heard by the Town Council on September 14, 1976.

September 14, 1976

The Town Council grants an appeal modifying the August 24, 1976 Planning Commission Resolution #1976-240 approving an Amendment to CUP #80-70. Granting of the appeal limited hours of operation of the Stage Stop Restaurant to 6:00 A.M to 10:00 P.M., Monday through Thursday; and 6:00 A.M. to 10:30 P.M., Friday, Saturday, and Sunday. The Town Council also limited sale of beer and wine to the hours of 10:00 A.M. to 10:00 P.M. , Monday through Thursday; and 10:00 A.M. to 10:30 P.M. Friday, Saturday, and Sunday.

CUP #80-70

CONDITIONS OF APPROVAL

1. Sale of alcoholic beverages shall be for consumption within the restaurant building only, and be served primarily as a complement to the lunch and dinner menu.
2. Any violation of the State law related tot the sale of alcoholic beverage shall be considered a violation of this Conditional Use Permit and said permit shall be subject to immediate cancellation after public hearing by the Planning Commission and upon notice of any such violation.
3. Hours of operation shall be limited to the hours of 6:00 A.M to 10:00 P.M., Monday through Thursday; and 6:00 A.M. to 10:30 P.M., Friday, Saturday, and Sunday. A breakfast, lunch, and dinner menu for adults and children shall be provided 7 days a week. ~~Sale of beer and wine shall be limited to the hours of 10:00 A.M. to 10:00 P.M. , Monday through Thursday; and 10:00 A.M. to 10:30 P.M. Friday, Saturday, and Sunday.~~
4. The staff shall from time to time review the operation to ascertain it does conform to conditions of the use permit.

May 22, 1984 (meeting adjourned to May 29, 1984 Planning Commission meeting)

Application to amend Use Permit 80-81 Canada Corners, Stagecoach Restaurant to permit the sale of alcohol and to add a service bar area within the existing waiting room.

CUP #80-81

CONDITIONS OF APPROVAL

1. The sale of alcoholic beverages is limited to the hours of 10:00 A.M. to 10:00 P.M., Monday through Thursday; and 10:00 A.M. to 10:30 P.M. Friday, Saturday, and Sunday.
2. There shall be no bar stools at the bar service area.

July 24, 1984

Planning Commission approves Amendment to Use Permit 80-81 Canada Corners, Stagecoach Restaurant, to expand restaurant seating capacity into adjacent commercial space (Brown Jug).

CUP #80-81

On July 24, 1984, the applicant requested approval to amend Use Permit No. 80-81 to permit the expansion of the existing restaurant (Stagecoach) with 50 additional seats. The applicant proposed to acquire the adjacent Brown Jug Liquor Store since the owner was retiring and selling the business. The applicant proposed a two-phase expansion of the Stagecoach's dining area into the adjacent space as follows:

Phase I resulting in the partial removal of the wall between the two uses and a 168 expansion into then storage area of the liquor store. This partial expansion added 12 additional seats to the capacity resulting in 76 seats.

The liquor store continued to operate until it was moved to another location within Town.

Phase 2 Subsequent to the relocation of the liquor store, the restaurant's dining area expanded to fill the vacated space added another 44 seats. Total seating became approximately 120 seats

Total expansion (Phase 1 and 2) was 908 square feet; this increased the size of the Stagecoach from 2,262 square feet to 3,170 square feet. The expansion necessitated in three additional employees.

CONDITIONS OF APPROVAL

No new conditions

1. Seating capacity shall be limited to 120 seats.

Village Bakery and Café (formerly Woodside Bakery)

April 26, 1988

Amendment to expand bakery to 50 seats and expand kitchen to serve soups, salads, sandwiches and other savory items. This item continued to May 4, 1988 meeting; however, the applicant withdrew application before it could be heard.

September 25, 1990

Amendment to CUP

Amend Use Permit in accordance with Section 9-2.112 to expand present 1460 square foot bakery to 2650 square foot bakery/ coffee shop/cafe to prepare and serve pizza, soup and sandwiches with maximum seating capacity of 50; extend hours of operation from 6:00 p.m. to 10:00 p.m.

CUP #80-81

CONDITIONS OF APPROVAL

1. That the ~~The~~ applicant shall obtain a restaurant permit business license from the County of San Mateo Health Department prior to issuance of a Building Permit;
- ~~2. That the Architectural and Site Review Board review the proposed exterior lighting for the rear outdoor cafe area prior to issuance of a building permit;~~
- ~~3. That the establishment is limited to a maximum of 50 seats (total capacity) to be permitted for the entire restaurant operation;~~
- ~~4. The square footage of the building, when submitted for a building permit, shall not exceed the allowable square footage of 2,650 square feet;~~
- ~~5. That any additional advertising or signage be approved by the Town of Woodside;~~
- ~~6. That no alcoholic beverages including beer and wine will be sold on the premises without the approval of the Planning Commission;~~
- ~~7. That the hours of operation for the establishment be limited to 7 am to 10 pm.~~

February 26, 1991

Amendment to CUP80-81 to allow Bakery to serve beer and wine

CUP #80-81

CONDITIONS OF APPROVAL

- ~~1. The existing bakery shall be maintained and the new uses shall not be allowed to replace the bakery.~~
- ~~2. The sale of alcoholic beverages is limited to the hours of 10:00 a.m. to 10:00 p.m.~~

- ~~3. All wine and beer shall be served with food; there shall be no bar stools at the bar service area;~~
- ~~4. The necessary findings can be made;~~
- ~~5. The applicant or tenant obtains a liquor license from the Alcohol Beverage Commission, prior to issuance of the amended Conditional Use Permit;~~
6. Detailed plans of the mechanical equipment for the pizza ovens are shall be submitted and approved by the Fire Marshal prior to issuance of the amended Conditional Use Permit; and,
- ~~7. The Planning Commission shall review the use permit at any point that there is a change in management or ownership of the establishment.~~

August 5, 1998

Per Condition #7 of Conditional Use Permit #80-81, review of the use permit by the Planning Commission due to a change in ownership of the bakery.

CUP #80-81

CONDITIONS OF APPROVAL

1. That the establishment is limited to a maximum seating capacity of 95 seats (total capacity), subject to approval by the San Mateo County Environmental Health Department and the Woodside Fire Protection District.
2. The existing bakery shall be maintained. The new uses shall not be allowed to replace the bakery.
3. The sale of alcoholic beverages is limited to the hours of 10:00 A.M. to 10:00 P.M., Sunday through Thursday; 10:00 A.M. to 11:00 P.M. Friday and Saturday.
4. All wine and beer shall be served with food; there shall be no barstools at the bar service area.
5. The necessary findings can be made.
6. The new applicant or tenant obtains a liquor license from the Alcohol Beverage Commission, prior to issuance of the amended Conditional Use Permit.
7. Business hours are from 6:00 A.M. to 11:00 P.M.

Rescinded by the Planning Commission at September 2, 1998, Planning Commission hearing.

September 2, 1998

Rescind the August 5, 1998 Planning Commission decision to amend condition #1 to allow an increase in seating at the Bakery to 95 seats, and to review a proposal to allow the increase in seating in association with a proposed parking plan.

CUP #80-81

CONDITIONS OF APPROVAL

- ~~1. Occupancy load inside the Woodside Bakery Cafe is limited to a capacity of 75. The Woodside Fire Protection District shall conduct a life and safety inspection of the Bakery establishment upon 30 days from approval by the Planning Commission to amend Use Permit 80-81.~~
2. Any parking areas where parking space dimensions are altered to be less than nine feet in width shall be re-stripped to result in spaces that are at least nine feet in width, in conformance with the Town's parking standards.
- ~~3. If changes to the aggregate number of employees or total publicly-used floor area or total seating capacity for the Canada Corners Center is calculated/confirmed by staff, which would affect the existing parking conditions, then the Planning Commission will require an amendment to Use Permit #80-81. At that time, accurate floor plans for the retail businesses and an accurate site plan showing parking lot and space dimensions shall be submitted to the Town to verify information shown in condition #3 below is correct. Should such information show that aggregate parking requirements for the Center businesses (excluding the Bakery) are more than that shown in item #3, information in #3 shall be adjusted and the Bakery seating capacity reduced accordingly. (After such process, this section of the condition shall automatically become null and shall be eliminated.) The following are staff's collected calculations:~~

Images Beauty Salon:

Tues.-Wed. 9 a.m.-6 p.m., Thurs. 10 a.m.-7 p.m.

1046 square feet of public floor area

13 employees

11.3 spaces required

Canada Cleaners:

Mon.-Fri. 8 a.m.-6 p.m., Sat. 9 a.m.-3 p.m.

75 square feet of public floor area

2 employees

1.2 spaces required

In Any Event Nursery:

Tues.-Sat. 9:30 a.m.-6 p.m., Sun. 11 a.m.-1 p.m.

995 square feet of public floor area

8 employees

VILLAGE BAKERY AND CAFÉ

9.3 spaces required

Woodside Pharmacy:

Mon.-Fri. 9 a.m.-6 p.m., Sat. 9:30a.m.-4 p.m.

828 square feet of public floor area

4 employees

6.8 spaces required

Tennis Shop:

Mon.-Fri. 9:30 a.m.-6 p.m., Sat. 9 a.m.-5 p.m.,

Sun. 9 a.m.-1 p.m.

328 square feet of public floor area

3 employees

3.2 spaces required

Roberts Hardware Store:

Mon.-Sat. 7:30 a.m.-6 p.m., Sat. 8 a.m.-6 p.m.,

Sun. 9 a.m.-5 p.m.

5804 square feet of public floor area

6 employees

40.7 spaces required

Buck's Restaurant:

Mon.-Thurs. 7 a.m.-9 p.m., Sat. 8 a.m.-10 p.m.,

Sun. 8 a.m.-9 p.m.

Seating capacity: 120 spaces (capacity approved by the Planning Commission in July of 1984)

48 spaces

Woodside Bakery Cafe:

Mon.-Sun. 6 a.m.-10 p.m.

Possible daytime seating capacity: 70

28 spaces required

Possible evening (after 6pm) seating capacity: 95

32 spaces required

4. The existing Bakery shall be maintained. New uses shall not be allowed to replace the bakery, unless an amendment to the use permit is granted.
5. ~~The sale of alcoholic beverages in the Woodside Bakery Café is limited to the hours of 10:00 a.m. to 10:00 p.m., Sunday through Thursday; 10:00 a.m. to 11:00 p.m., Friday and Saturday.~~
6. ~~All wine and beer in the Woodside Bakery Cafe shall be served with food; there shall be no bar stools at the bar service area.~~
7. ~~Applicants or tenants shall maintain in good standing liquor licenses from the Alcohol Beverage Commission.~~

- ~~8. New signage shall be approved by the Town of Woodside's Architectural and Site Review Board.~~
- ~~9. The area west of the hardware building shall be designated as a fire lane and "No Parking" signs shall be posted in this area.~~
- ~~10. Specific areas shall be provided for bicycle racks and equestrian hitching. Specific designs and locations shall be subject to the approval of the Planning Director.~~
- ~~11. All new mechanical equipment shall be insulated in accordance with State noise requirements. Ail outlets shall be oriented vertically away from adjacent residences.~~
- ~~12. Install non ponding oil traps shall be maintained in on-site catch basins to capture oil and grease from parking lot areas. Oil traps shall be inspected and cleaned at least annually.~~
- ~~13. Remove dead wood and miscellaneous debris from Dry Creek where the creek abuts the site in order to improve the visual appearance, to insure maximum capacity and to prevent debris from being washed downstream. That portion of Dry Creek within the subject property shall be continually maintained and kept free of debris.~~
- ~~14. No portion of the parking or paved areas shall be located within twenty feet of the top of the Dry Creek bank.~~
- ~~15. The island at the northwest corner of the hardware store shall be shortened and the last parking stall by the corner be marked for small cars only.~~

Chairman Patrick added that the Fire District should submit in writing the requirements for the capacity limitations and if at that time there were a significant change, the use permit would need a review by the Planning Commission.

November 19, 2007

ASRB Review of proposed patio enclosure walls

Review proposed patio improvements to an existing bakery /restaurant involving partition walls with no roof cover, exterior planters, a bench, an outdoor fireplace, and exterior heating units.

1. Modify the partition walls to comply with the Americans with Disabilities Act standards for minimum required paths of travel between the parking lot and the partially constructed partition/planter walls to the satisfaction of the Building Official.
2. Delineate a van accessible parking stall on the site plan and appropriate stripe and sign the stall to the satisfaction of the Building Official.
3. This approval does not involve any patio cover that would result in an enclosed structure and thus new floor area to the restaurant use.
4. There is no tree removal as part of this project. Any future tree removal must comply with Woodside Municipal Code § 153.170 (Tree Protection).

5. The project involves the construction of partition walls to an existing patio and any seating within the patio shall conform to the seating requirements of Conditional Use Permit #80 -81 approved on October 7, 1998.
6. Preserve the Red Oak tree on the patio. If the tree fails, it shall be replaced in kind.
7. A landscape plan that will soften the exterior wall shall be reviewed and approved by the ASRB prior to building final.

These Conditions of Approval pertain to this particular ASRB project and are not incorporated into the Conditional Use Permit.

December 15, 2010

Change bakery liquor license from beer/wine to beer/wine/spirits.

CUSE2010-0007: Expand the sale of beer and wine to the sale of all types of liquor to accompany food orders at an existing restaurant (Woodside Bakery).

CONDITIONS OF APPROVAL

1. The portion of the business that contains the bakery and the portion of the business that contains the restaurant shall not be changed or expanded without approval of a CUP amendment. (Total square footage: ~~3,281~~ 4,265, includes: Outdoor dining square footage: ~~1,097~~ 980; Bakery retail and storage square footage: ~~880~~; Kitchen, restrooms, and indoor dining square footage: ~~1,304~~ Indoor dining, kitchen, retail sales, storage, restrooms, and office space: 3,265).
2. Business hours of operation shall be from 6:00 a.m. to 11:00 p.m.
3. The sale of alcoholic beverages is limited to the hours of 10:00 a.m. to 10:00 p.m., Sunday through Thursday; 10:00 a.m. to 11:00 p.m., Friday and Saturday.
4. All alcohol sales shall be served with food; there shall be no bar stools at the bar service area.
5. The business owner shall maintain in good standing the liquor license for beer, wine and spirits from California Alcohol and Beverage Control (ABC).
6. The Woodside Village Bakery and Café is limited to having 70 seats total (indoor and outdoor) for the public between 6:00 a.m. and 6:00 p.m. The Woodside Village Bakery and Café is limited to having 95 seats total (indoor and outdoor) for the public between 6:00 p.m. and 11:00 p.m.
7. Pursuant to Municipal Code Section 153.254, the Town shall refer the CUP to the Planning Commission for review and possible revocation if the business is operating outside of the required conditions, except if the Town finds the Woodside Village Bakery and Café to be operating with more than 70 seats before 6:00 p.m., Town staff shall revoke the provision in the CUP that permits the restaurant to have an additional 25 seats after 6:00 p.m.
8. The outdoor patio shall not have any type of temporary or permanent roof cover installed without obtaining an amendment to this CUP (~~CUSE2010-0007~~), and all other necessary permits and approvals.
9. The Mayten tree in the outdoor patio shall be preserved. If the tree fails, it shall

be replaced in kind.

~~10. Any other Conditions of Approval for Cañada Corners from CUP80-81 that apply generally to the entire site shall remain in effect and enforceable by the Town.~~