

REDWOOD CITY



Planning Permit Application Form

Incomplete applications will not be accepted.

APPLICANT INFORMATION: Check payable to City of Redwood City or major credit cards accepted.

Name: BIAC - Bair Island Aquatic Center - President Pat Worthington

E-mail: President@gobair.org Phone Number 650 241-8213

Mailing Address: 1450 Maple Street, Redwood City, 94063

Owner Name: Same as above Phone Number _____

Owner Address: _____

PERMIT INFORMATION:

- | | |
|---|--|
| <input type="checkbox"/> ARCHITECTURAL PERMIT (residential 1-3 units) | <input type="checkbox"/> PUBLIC CONVENIENCE & NECESSITY |
| <input type="checkbox"/> ARCHITECTURAL PERMIT (large residential 4 or more units) | <input type="checkbox"/> SIDEWALK CAFÉ PERMIT |
| <input type="checkbox"/> ARCHITECTURAL PERMIT (commercial) | <input type="checkbox"/> SIGN PERMIT |
| <input type="checkbox"/> CONCEPTUAL DESIGN PLAN | <input type="checkbox"/> SIGN PERMIT EXCEPTION |
| <input type="checkbox"/> ENVIRONMENTAL ASSESSMENT | <input type="checkbox"/> TENTATIVE MAP/VESTING TENTATIVE MAP |
| <input type="checkbox"/> GENERAL PLAN AMENDMENT | <input type="checkbox"/> USE PERMIT |
| <input type="checkbox"/> LANDSCAPING | <input checked="" type="checkbox"/> USE PERMIT (TEMPORARY) |
| <input type="checkbox"/> LOT LINE ADJUSTMENT | <input type="checkbox"/> VARIANCE |
| <input type="checkbox"/> PLANNED COMMUNITY PERMIT | <input type="checkbox"/> ZONING VERIFICATION LETTER |
| <input type="checkbox"/> PLANNED DEVELOPMENT | <input type="checkbox"/> ZONING MAP/TEXT AMENDMENT |
| <input type="checkbox"/> PLANNED DEVELOPMENT (amendment) | <input type="checkbox"/> OTHER |
| <input type="checkbox"/> PRELIMINARY DESIGN MAP | |

Project Description (attach sheet if needed): See Attached Sheets

SITE INFORMATION:

Address: 1450 Maple Street, Redwood City, 94063

APN: 052-398-010 Building Square Footage _____

Zoning District: IR # Dwelling Units NA

Floor Area Ratio NA Site Area 4.49AC Parking Spaces Approx 14

Move 10K sq ft to new area using approx 25K sq foot

I declare under penalty that I am the owner or authorized agent for this property and that the foregoing statements and answers herein and all data information, documents and evidence herewith submitted are to the best of my knowledge and believe true and correct.

Signature of Owner _____

Date _____

(Applicant may sign if written authorization from owner is provided.)

Community Development – Planning Services
P. O. Box 391, Redwood City, CA 94064
1017 Middlefield Road, Redwood City, CA 94063
(650) 780-7234, FAX (650) 780-0128
www.redwoodcity.org – E-Mail: planning@redwoodcity.org

OFFICE USE ONLY

Permit # _____

Cost Recovery

Important: This section is to be filled out only if you are applying for one or more of the following permits.

Variance

Explain what special circumstances exist pertaining to this property, including size, shape, topography, location and surroundings:

Explain why the granting of the Variance would not constitute a grant of special privilege with respect to properties in the same neighborhood:

Explain how the granting of the Variance would not be contrary to the intent of the Zoning Ordinance:

Use Permit

State how the proposed use would be compatible with present surrounding uses:

As part of the joint Redwood City and BIAC project ("Safe Program") BIAC would create new exercise space - basically outdoors - under a tent - adjacent to a new moved boat and trailer storage area. We are not expanding use (no new participants), but moving closer to our facilities.

Planned Development Permit

State how the proposed development would achieve the purpose of Section 46.1 of the Zoning Ordinance:

Zoning Map Amendment

State how the proposed amendment would be consistent with the purposes of the General Plan:

Sidewalk Café Permit

I have received and read a copy of the Sidewalk Café Guidelines.

Signature _____

OFFICE USE ONLY

OFFICE USE ONLY			
Fee / Deposit	File Number	Date	Initial
\$			
\$			
\$			
\$			

Application for a Use Permit (Temporary)

The Bair Island Aquatic Center (BIAC) is a nonprofit community in Silicon Valley focused on human-powered water sports such as rowing, sculling, paddling, and dragon boating.

BIAC offers year-round competitive and recreational programs to our beginning class graduates and to experienced rowers or paddlers.

BIAC now supports many teams including NorCal, Serra, and a variety of adult groups. Recently, in partnership with Redwood City Recreation, we have begun a new program called “Safe Program” where 10-20 at-risk youth are learning to crew with the coaches of BIAC.

BIAC and NorCal have been using space in the Paul Powers building for ERG (indoor rowers). These buildings have been demolished and we need to relocate these trainers. (Our team used to jog across the “bridge to no-where” after parking at BIAC.)

We would like to use additional space in the site formerly occupied by Cemex. BIAC currently rents from the City a 10,000 sq foot boat and trailer storage space in the Car Storage Lot and we would like to relocate this storage area and to provide safer parking as well as ERG training.

The additional space is not designed to increase the usage at BIAC. The current space in use at the Paul Powers building will move to the new tent and no new parking or members are expected. The additional parking will be used to ease the expanded parking used by the crews on Maple Street (which extends from BIAC to Bloomquist Street) and be far safer for our members.

The expansion space is currently being used by the fire department for training as well as dirt storage for the public works department. We would use space near BIAC and near the water, but to be clear we will not use this space for ANY access to the water.

The area is covered by dirt and asphalt. We would be adding gravel to the parking area and some gravel to level out under the new tent. The boat and trailer parking area would be cleared of weeds and no additional ground cover would be added.

The primary use of the new space will be 1) as a place for indoor ERG machines (see below), 2) additional parking space, 3) additional space for parking trailers (removing them from street parking in front of BIAC, 4) additional space for storing boats, in particular a large training “barge” that is two 8 sweep boats lashed together for beginner training (including the “safe” program). We will build racks to more efficiently store the boats.

In addition to these primary usages, we anticipate also using the area for repair of the sweep boats a few times a year (in the summer). This involves minimal use of fiberglass chemicals and welding repairs. (The chemicals will be stored at the existing BIAC facility.)

We will acquire a farm tent (under 3000 square feet) for training under the cover to protect against rain/hot sun. One candidate structure is shown below - 35’ wide by 60’ long (ClearSpan Storage Building).



Figure 1 - Current and future site overview

BIAC's primary hours are from 5am to 9am and again 3pm to 7pm weekdays and weekends. There is additional usage on weekends. While open during the weekday, 9am to 3pm, BIAC has very light usage.

In addition to placement of the "tent" and the porta-potty we are planning to put flooring under the tent. This will be plywood (3/4") over 2x4 supports (to keep the plywood from shifting). We will put rubber matting on top of the plywood in the exercise area. We will bring in electricity to a corner pole in the new lot to provide lighting inside the tent.



Figure 2 - Closer view of full "Cemex" Site and usage



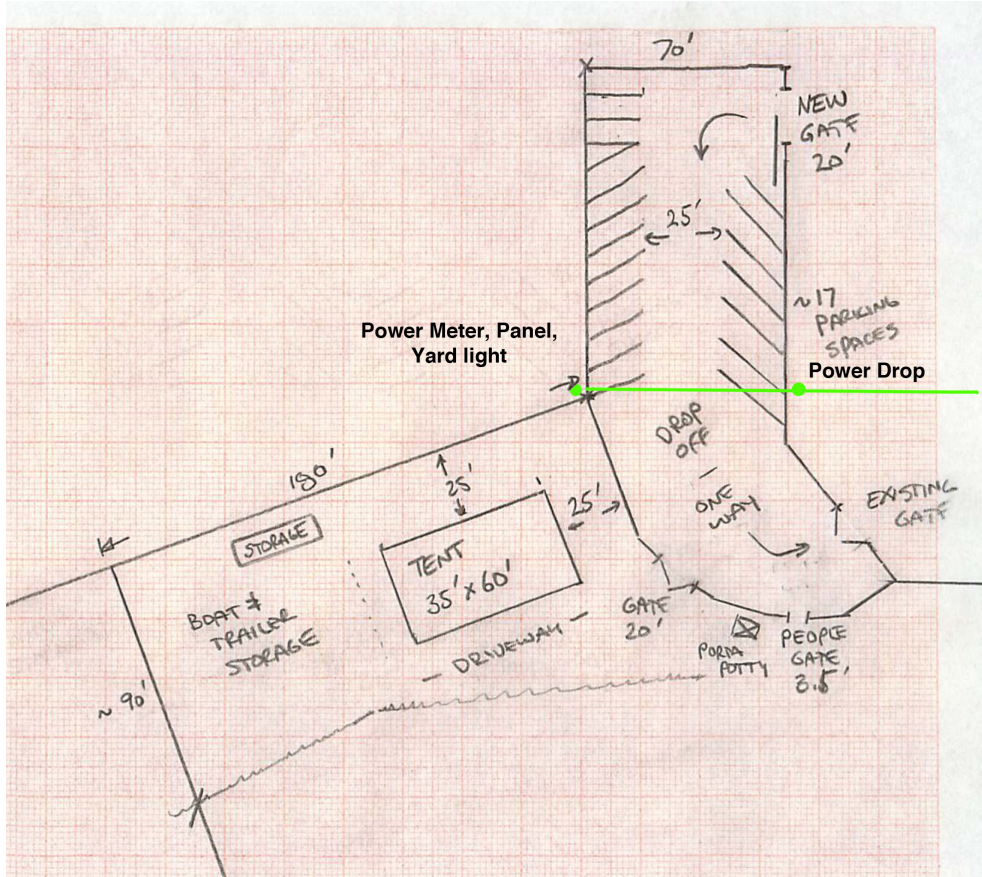
Figure 3 - Closer view of BIAC requested space. The blue is parking/circle driveway. The red is the tent, the yellow is the storage area (moved from the Car Dealers' lot).

We plan to add new fences on the back and side (green lines) to enclose the space. There is an existing gate on Maple Street (Gate 2) and a new gate will be added at the southern side of the space for "IN ONLY" traffic. Gate 2 will be "OUT ONLY." More details will be provided as part of the building permit.

BIAC WILL REMAIN AT LEAST 30 FEET FROM THE WATER'S EDGE AT ALL TIMES.

BIAC will obtain an electrical drop from the service on the other side of Maple Street to a pole near the corner of the Tent. We will install a yard/parking lot light for our early morning users of the facility as well as for security.

Figure 4 - More to scale with details of site layout



We are planning on installing a 35x60' tent in the yard.



The primary exercise equipment is an “ERG” - inside rower.