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Community Development Department
Planning and Housing Services
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NOTICE OF OFFICIAL ACTION

January 17, 2012

Bair Island Aquatic Center
1450 Maple Street
Redwood City, CA 94463

Subject: Issuance of Use Permit
Project No.: UP2011-54
Property Address: 1402 Maple Street
Assessor's Parcel Number: 052-392-170

Dear applicants:

This is to inform you that your application for a **Use Permit** Pursuant to section 17.4 H. of the Redwood City Zoning Ordinance to allow an expansion of Bair Island Aquatic Center (BIAC) on a portion of the property located at 1402 Maple Street; a City-owned property located adjacent (south) of the existing BIAC facility located at 1450 Maple Street, was reviewed by the Zoning Administrator at a Public Hearing on December 14, 2011. The proposed Use Permit application includes an outdoor boat and boat trailer storage area, a 2,900 sq.ft. tent containing rowing machines, miscellaneous portable structures, as well as a gravel parking lot for 19 vehicles with a drop off area, on approximately 1.1 acres. The property is located within the Industrial Restricted (IR) Zoning District. The portion of the site affected by the site is currently raw land

It was determined that the project conforms to the purposes of the Redwood City General plan, as well as to the provisions of the IP Zoning District; and the Zoning Administrator approved the application for a Use Permit based on the findings and conditions of approval incorporated herein.

CEQA STATUS:

The proposed project is considered categorically exempt from the requirements of the California Environmental Quality Act Guidelines pursuant to section 15332 Class 31 "Infill Development Projects" (a,b,c,d,), as well as section 15304 class 4, "Minor Alterations to Land" (a,c,e,f).

FINDINGS:

- 1) The proposed use is considered an expansion of the existing BIAC facility located at 1450 Maple Street.
- 2) Most of the proposed activities in this use permit already occur on a nearby BIAC site containing 10,000 square feet, as well as at the "primary" BIAC facility located at 1450 Maple Street and such uses have been determined to be compatible to the surrounding area.
- 3) The proposed expansion onto the subject parcel represents a physical consolidation of the current BIAC operations; once this use permit becomes effective, BIAC will vacate a 10,000 square foot site currently sub-leased from the Redwood City Auto Dealer Group which is

located nearby, on the West side of Maple Street, and relocate all equipment and materials from this 10,000 square foot site to the subject BIAC expansion location.

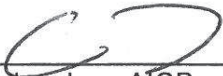
- 4) The proposed use is considered temporary in nature; no permanent structures are involved.
- 5) The proposed BIAC operation (a non-profit organization) is expected to provide a public benefit to the local community since BIAC is expected to partner new athletic programs with Sequoia High School, and tie-in with City Parks and Recreation Programs.
- 6) The former use of the site involved a relatively "heavy" industrial operation including outdoor industrial storage of raw materials (CEMEX), the proposed operation, is an open storage area for portable equipment for a water oriented sports educational operation; which is considered significantly "lighter" and a more compatible land use for this specific area.

CONDITIONS OF APPROVAL: *It is the responsibility of the property owner, project applicant, tenant, and/or any other party identified in this document to adhere to and perform the following conditions of approvals in the time specified. If no time is specified then the condition is considered to be an ongoing obligation.*

1. The project shall substantially conform to the revised project plans prepared by "GAP-PMA" for BIAC dated 11.18.11, except as modified by the conditions contained herein.
2. Any minor modifications to said approved plans and related information must be submitted to the Planning Services for review and approval prior to the issuance of a building permit. Substantial modifications, as determined by the Planning Services may require the submittal and review of a new application.
3. The proposed operation at the subject expansion site shall not commence until BIAC has obtained a License Agreement from the City of Redwood City to allow the use of the subject site.
4. The applicant shall comply with all local, State and Federal regulations at all times.
5. The applicant shall obtain a Building Permit from the City of Redwood City prior to the commencement of construction.
6. The applicant shall obtain all necessary permits from Redwood City Engineering prior to the commencement of construction activities.
7. The applicant shall obtain all necessary permits from City Fire Department prior to the commencement of operation activities (Attachment 1 November 8, 2011 correspondence from Jamie Lee of the Fire department).
8. The erection of tents for a period of "180 days and more" shall comply with Chapter 31, Section 3101 of CBC 2010.
9. The occupant load shall be determined as per table 1001.1.1 of CBC 2010.
10. The means of egress and access to the front entry shall be accessible to disabled as Per Chapter 11 of CBC 2010.
11. The proposed tent structure shall be provided with two means of ingress/egress for patron's use with code compliant clear widths.
12. The fabric used on the proposed tent shall be flame-treated and listed by the California State Marshall for exterior use.
13. Exit signs shall be provided above exit and discharge from the tent.

14. It is expected that the applicant shall mark/identify the loading and unloading area, the on-site parking stall, as well as indicate the flow of traffic direction on the proposed rough-surfaced parking lot to ensure safe parking and on-site circulation conditions.
15. Lighting shall not spill over into the adjacent wetland area.
16. The applicant shall obtain all necessary permits from PG&E for the proposed " Power drop".
17. It shall be the responsibility of the applicant and/or property owner to adequately dispose of any on-site debris/salvage materials, as applicable; no accumulation of such materials is allowed per section 31.8 of the Zoning ordinance.

If approved, no building or zoning permit shall be issued, and no use shall be established except in accordance with and subject to the terms and conditions outlined above, and in no case shall such permit be issued or use established prior to the final action on any appeals that may be filed within the appeal period. Any appeal made in accordance with the provisions of Article 48, Section 48.2, of the Zoning Ordinance, must be received by the City Clerk no later than seven calendar days after the date of the official action. As such, this Architectural Permit and Sign Permit shall become effective on the eighth (8th) day following the date of approval by the Zoning Administrator unless an appeal to said decision has been filed in accordance with the provisions stated above.



Charles Jany AICP
Principal Planner



Blake Lyon for
Zoning Administrator

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Chris Beth; Parks & Recreation Director
Jim Palisi; Fire Marshall
Fereydoun Shehabi: Plan Check Engineer
Peter Vorametsanti/Paul Willis: Engineering and Construction

Attachment 1, 11.8.11 FD letter

**REDWOOD CITY FIRE DEPARTMENT
FIRE PREVENTION BUREAU**

PLAN REVIEW COMMITTEE

COMMENTS AND RECOMMENDATIONS
FOR
**BAIR ISLAND AQUATIC CENTER
1402 MAPLE STREET**

November 8, 2011

- Tents and other membrane structures that cover an area in excess of 120 square feet erected for a period of 180 days or more shall not be erected, operated, or maintained for any purpose without obtaining a permit from the building official. (IBC 3103)
- Membranes and interior liners of the tent shall be either noncombustible as forth in *California Building Code* Section 703.4 or meet the fire propagation performance criteria of NFPA 701 and the manufacturer's test protocol. All fabrics and all interior decorative fabrics or materials shall be flame resistant in accordance with appropriate standards set forth in CCR, Title 19, Division 1, Chapter 8. Tops and sidewalls shall be made either from fabric which has been flame resistant treated with an approved exterior chemical process by an approved application concern, or from inherently flame resistant fabric approved and listed by the California State Fire Marshal. (Title 24, Part 2, CCR, Section 3102.3.1)
- In the event of power failure, an emergency electrical system shall automatically illuminate interior exit discharge elements when two or more exits are required. (Title 24, Part 2, CCR, Section 1006.3)
- Exits shall be marked by an approved exit sign readily visible from any direction of egress travel. (Title 24, Part 2, CCR, Section 1011.1)
- A complement of fire extinguishers with a minimum classification of 2A10BC shall be placed and mounted within the tent so that the maximum travel distance to an extinguisher is 50 feet. (Title 24, Part 9, CCR Section 906.3)
- Fire Department access roads shall be required when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access. (IFC 503.1.1)

- Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders. (IFC 503.2.1)
- Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. (IFC 503.4)
- Gates securing fire apparatus access roads shall have a minimum width of 20 feet. (IFC Appendix D103.5)
- The outside turning radius of a fire apparatus access road shall be a minimum of 45 feet with a maximum inside turning radius of 22 feet. Both radii shall share the same center point. (IFC 503.2.4)
- Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus [American Association of State Highway and Transportation Officials H-20 Standard] and shall be provided with a surface so as to provide all-weather driving capabilities. (IFC 503.2.3)
- New and existing buildings shall have approved address numbers placed in a position that is plainly legible and visible from the street or road fronting the property. Numbers shall be a minimum of four inches high with a minimum stroke width of 0.5 inch. (IFC 505.1)