

**redwCOMMUNITY DEVELOPMENT SERVICES
PLANNING SERVICES**

ZONING ADMINISTRATOR AGENDA

**September 3, 2008
COUNCIL CHAMBERS**

9:00 AM

1. 1823 El Camino Real (Cook's Upholstery)

Pursuant to Section 33.19 of the Redwood City Zoning Ordinance, Cooks Upholstery, LLC and Dynamic Auto West, LLC are applying for a **Use Permit** to allow an automotive upholstery restoration business and a retailer of classic sports vehicles to jointly operate their businesses at 1823 El Camino Real, located at the northerly corner of El Camino Real and Pine Street in the Commercial General Zoning District. The project site consists of an approximately 9,932 square foot vacant commercial building on an approximately 14,499 square foot lot, and was previously occupied by a retail outlet. Currently, the site is nonconforming with respect to the number of parking stalls provided on-site for the proposed uses; however, the proposed land uses require fewer on-site parking spaces than the previous retail use.

Pursuant to Section 15.4(B), Cooks Upholstery, LLC, which specializes in upholstery restoration services for luxury vehicles, requires approval of a Use Permit for upholstery uses. Dynamic Auto West, LLC, which specializes in the retail sales of luxury vehicles, is a permitted use in the CG Zone and the use does not require approval of a Use Permit beyond the aforementioned parking nonconformity.

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