

**COMMUNITY DEVELOPMENT SERVICES
PLANNING SERVICES**

ZONING ADMINISTRATOR AGENDA

**January 7, 2009
City Council Chambers
9:00 AM**

1. 902 Whipple Avenue (Food Stop Market)

Pursuant to Section 13.4 of the Redwood City Zoning Ordinance, Food Stop Market, a neighborhood retail market that operates 24 hours/day, is applying for a **Use Permit** to allow for the expansion of alcohol sales from beer and wine to include liquor. The subject property is located at the westerly corner of Whipple Avenue and Arguello Street at 902 Whipple Avenue in the Commercial Neighborhood (CN) Zoning District. Surrounding the site to the north and east are a mix of single- and multi-family residences, and to the west are Any Mountain Sports Store and the Caltrain train tracks beyond. The property consists of approximately 13,500 square feet and is currently developed with two single-story commercial buildings and a surface parking lot containing approximately 20 parking stalls, including two (2) ADA stalls. Three (3) tenants currently operate on the property including a dry cleaning business, a hair salon and the subject business. No additional floor area or expansion of building footprint is proposed as part of this project.

Project Planner: Michelle Tangunan, 650.780.7238

2. 657 Upton (Robert & LaVerne Rensch):

Application for a **Variance** to allow for a lot line adjustment, creating two 50-foot wide parcels. One parcel is currently 25-feet wide and the second parcel is 75-feet wide. With the lot line adjustment, two 50-foot wide parcels would be created. Per section 43.1 of the Redwood City Zoning Ordinance; the Zoning Administrator has the power to grant Variances for yard requirements. Each of the two new parcels would consist of approximately 5,500 square feet. The subject property is located in the Residential Single-family (R-1) Zoning District.

Project Planner: Christopher Rogers, 650.780.5939

3. 960 Main Street (Ronnie Lott's All Stars for Helping Kids):

Application of Ronnie Lott's All Stars for Helping Kids, for a **Conditional Use Permit** to relocate and operate a non-profit retail

and office use pursuant to section 2.2.2.1.a.ii.3 of Redwood City's Downtown Precise Plan. All Stars for Kids proposed to relocate from their existing location, 970 Main Street, to 960 Main Street. All stars for Kids is relocating next door because they have outgrown their existing space and 960 Main Street is a larger space than 970 Main Street. As proposed, All Stars for Kids will display and sell various sports memorabilia as well as operate an office. The business will operate from 8:30AM to 5:30PM with five employees. The site is City Center Plaza, an 18,959 square foot three story building, which All Stars for Kids proposes to occupy 1,785 square feet on the ground floor. The All Stars for Kids is located within the DC (Downtown Core) District, previously the Central Business District (CBR).

Project Planner: Christopher Rogers, 650.780.5939

4. 2682 Eaton Avenue (Filomena & Justin Rockwell):

Application for a **Variance** to allow for the construction of a garden shed in the side yard setback. The proposal includes the construction of a 200 square foot garden shed in the side yard and rear yard setback on a 12,000 square foot parcel. The placement of the garden shed will reduce the side yard and rear yard setbacks to three-feet from the property lines. Per section 43.1 of the Redwood City Zoning Ordinance; the Zoning Administrator has the power to grant Variances for yard requirements. The subject property is located in the Residential Single-family (R-1) Zoning District.

Project Planner: Christopher Rogers, 650.780.5939