



345 California Street, Suite 2200
San Francisco, CA 94104
☎ 415.364.5540 📠 415.391.4436
www.foxrothschild.com

101 N. Tryon Street, Suite 1300
Charlotte, NC 28246
☎ 704.384.2600 📠 704.384.2800

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DEC 12 2023
WOODSIDE TOWN HALL

LEIGH F. PRINCE
Direct No: 704.384.2617
Email: LPrince@FoxRothschild.com

December 11, 2023

SENT VIA EMAIL: SSCHAAN@WOODSIDETOWN.ORG

Sage Schaan, Principal Planner
Town of Woodside Planning Department
2955 Woodside Road
Woodside, CA 94062

**Re: Conditional Use Permit Amendment
3036-3062 Woodside Road**

Dear Sage:

This letter is an update to the Canada Corners Conditional Use Permit Amendment letter dated August 2, 2022. It is submitted on behalf of property owner Christine Roberts in conjunction with the application to add permanent outdoor dining parklets, parking and other associated improvements (“Project”) to the property located at 3036-3062 Woodside Road, commonly known as Canada Corners (“Roberts Center”). The Project is submitted in accordance with Measure A which amended Woodside Municipal Code Section 153.113 to allow surface parking to accommodate permanent outdoor dining within Canada Corners.

Background

Commercial uses at Roberts Center date back to 1969. The Town of Woodside (“Town”) issued the first use permit in 1974 for a restaurant to allow for the sale of beer and wine. This use permit was amended several times prior to the issuance of the conditional use permit (“CUP”) for the Canada Corners Commercial Center in 1979 (“CUP 80-81”). CUP 80-81 has also been amended over the years to modify alcohol service, restaurant hours of operation, number of seats, etc.

CUP 80-81 required the portion of the rear parcel that was not identified as an employee or reserved parking area on the approved plan to be placed within an open space easement (Condition of Approval 2). CUP 80-81 also allowed the applicant to return for

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an amendment to the use permit for parking/paved area modifications on the rear parcel (Condition of Approval 3). The Grant of Open Space Easement with Covenants (“Easement”) recorded in 1980 placed portions of the rear parcel in open space, but also allowed the Town to undertake proceedings for abandonment of the open space easement in accordance with the requirements and subject to the conditions contained in Section 51061 of the Government Code. Reading CUP 80-81 together with the Easement suggests that the Town anticipated there may be changes to the rear parcel to address parking and the open space easement would need be modified.

In 1988, the Town passed Measure J prohibiting the use of the rear parcel to facilitate or support the adjacent commercial use, including parking or access unless a use permit was granted prior to June 1, 1988. Because CUP 80-81 was granted in 1980, Measure J effectively prohibited changes to the rear parcel to address parking and access beyond what was approved in CUP 80-81.

Over 30 years later, during the pandemic, for the health, safety and comfort of the community, outdoor dining became an important offering at Roberts Center. As a result, Woodside residents introduced an initiative - Measure A. Measure A was approved by the voters in 2021; it amended Woodside Municipal Code Section 153.113 to add subsection D to allow the rear parcel (APN 072-162-350) located behind Canada Corners to be improved with facilities, subject to duly issued conditional use permits, such as surface parking to accommodate permanent outdoor dining within Canada Corners, trails and play structures.

Project Description

Roberts Center currently has 154 parking spaces plus 6 ADA stalls for a total of 160 spaces. This number of spaces is inadequate for the number of patrons the long-term restaurant and retail tenants generate. In addition, the Project proposes to add permanent outdoor dining parklets. Taking the existing restaurant and retail uses and proposed parklets together, Roberts Center would require 194 spaces, inclusive of 187 spaces plus 7 ADA spaces. This is the number of parking spaces proposed by the Project. The Project would also add 20 bicycling parking spaces and a loading space to better serve the Roberts Center.

The Project requires a reduction of the amount of the rear parcel that is held as open space. However, understanding that the open space look and feel of the rear parcel is important to the community, effort has been taken to maintain the current landscape screening and to relocate existing trees to increase screening for neighbors along the creek or to the North. In addition, the equestrian trail would not be eliminated, but shifted to the south along the edge of the property. The intent is that these modifications will allow for the much-needed Project while retaining the overall natural look and feel of Roberts Center.



Findings

As described below, the Planning Commission can make the required findings to approve the requested CUP amendment and allow the Project at Roberts Center to add outdoor dining and improve overall center operations.

1. The project is necessary and desirable and will contribute to the well-being of the community.

During the height of the pandemic, the opportunity for outdoor dining improved the community's well-being. To ensure continuation of the community's well-being, the voters approved Measure A. Measure A allows the rear parcel (APN 072-162-350) at Roberts Center to be improved with facilities, including surface parking to accommodate permanent outdoor dining within Canada Corners, trails and play structures. Additionally, as discussed below, the additional parking would alleviate known traffic and parking congestion in the area, contributing to the well-being of the community.

2. The project is consistent with the intent, purpose and objectives of the General Plan and zoning.

The Town's General Plan acknowledges that this area has problems with traffic, circulation and parking, due in part to the popularity of the restaurants, bars and markets at Roberts Center. The problem is exacerbated by recreational users who drive to town and leave their car for the duration of their recreational outing in the limited number of available parking spaces. The General Plan indicates that Town residents have expressed a strong and continuing desire to address circulation issues and to encourage commercial services that meet their day-to-day needs. Adding parking, bicycle parking and an additional loading space to accommodate the existing commercial uses and new outdoor dining at Roberts Center would help to alleviate the parking and circulation issues and meet the day-to-day needs of Town residents more efficiently and effectively.

The Project with its proposed additional parking is consistent with General Plan Policy CL1.3 which encourages development of measures that mitigate the impacts of recreational traffic on neighborhood tranquility. The Project is also consistent with Policy CL1.4 to improve circulation, traffic flow and parking in the Town Center, an area which the General Plan acknowledges has problems and limited parking. Providing adequate on-site parking complies with Policy LU1.6. The Project is also compatible with the rural character of the Town; even with the parking expansion efforts have been made to maintain current landscape screening to retain the natural feel for neighbors. For all of the foregoing reasons, the Project is consistent with the intent, purpose and objectives of the General Plan.



Additional parking is also consistent with the zoning. Woodside Municipal Code Section 153.113 now specifically allows APN 072-162-350, the rear lot of Roberts Center, to be improved with surface parking.

3. The project will not be detrimental to the health, safety or general welfare in the vicinity.

As discussed above, additional parking will improve the traffic, circulation and parking in this area and the permanent outdoor dining parklets will improve the community's well-being. Thus, the Project will be a benefit to the health, safety and welfare of residents and property in the vicinity.

4. The project is adequate in size, shape and topography to accommodate the proposed use.

As described above and in the Project Description letter submitted concurrently, the Project would develop an adequate number of parking spaces, bicycle parking spaces and loading spaces for the existing and proposed outdoor dining uses at Roberts Center.

5. The proposed use can be served by roads of adequate width and design to accommodate the quantity and type of traffic generated by the use.

The proposed use can be served by existing roads. The Project would formally add outdoor dining that has been in use during the pandemic and would add parking to better accommodate the existing uses, reduce traffic and meet the day-to-day needs of residents.

6. Adequate utilities or other services required for such use exist.

Adequate utilities or other services required for the Project exist. It should be noted that as part of the Project the location of the sewer easement should be updated to reflect the existing condition.

For all of the foregoing reasons, the Planning Commission can approve the CUP amendment needed for this community-serving Project at Roberts Center.

Sincerely,

A handwritten signature in blue ink, appearing to read "Leigh Prince", with a long horizontal flourish extending to the right.

Leigh Prince



cc: Jean Savaree, Town Attorney (jbs@adcl.com)
Christine Roberts (christine@robertsmarket.com)
David Tanner (ddmtanner@gmail.com)

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