



North Fair Oaks Community Council
San Mateo County Coordinated
Departmental Response



DATE: November 11, 2019
NFOCC MEETING DATE: November 21, 2019
SPECIAL NOTICE/HEARING: 10 days, within 300 feet
VOTE REQUIRED: Majority

TO: Members, North Fair Oaks Community Council

FROM: Planning Staff

SUBJECT: Consideration of a Use Permit, pursuant to Section 6500 of the San Mateo County Zoning Regulations, to allow the continued operation of an urban winery (La Honda Winery), associated temporary events, and the utilization of 48 off-site shared parking spaces through a shared parking arrangement with two nearby business parking lots. The project is located at 2645 Fair Oaks Avenue in the unincorporated North Fair Oaks area of San Mateo County.

County File Number: PLN2019-00021 (La Honda Winery)

PROPOSAL

In operation since 2003, La Honda Winery is an urban winery that manufactures wine and hosts private temporary events such as corporate gatherings, parties, and weddings. In 2016, La Honda Winery submitted a Building Permit application to legalize unpermitted interior work (BLD2016-02421). Prompted by this Building Permit application, the Planning and Building Department informed La Honda Winery that additional Planning permits and building modifications would be required to operate the winery and event venue space. Due to their good faith efforts in working with the County to install necessary health and safety features identified by Building Officials, the Planning and Building Department issued La Honda Winery an Interim Operating Permit to allow operations to continue while they go through the required permit process.

The applicant has requested a Use to allow the continued operation of an urban winery (La Honda Winery) located in the Industrial Mixed-Use (M-1/NFO) area of North Fair Oaks, associated temporary special events, and the utilization of adjacent off-site parking lots to provide 48 shared parking spaces (where 16 are required) to support temporary night and weekend events hosted at La Honda Winery. This application includes the demolition of an existing Quonset hut structure and the installation of fire sprinklers to meet current Fire and Building code regulations.

RECOMMENDATION

That the North Fair Oaks Community Council provide a recommendation to the Zoning Hearing Officer on the proposed Use Permit applicant to permit the operation of a winery, the hosting of special events, and the utilization of 48 off-site shared parking spaces where 16 parking spaces are required.

BACKGROUND

Report Prepared By: Laura Richstone, Project Planner LRichstone@smcgov.org

Owner: Modica Properties LLC.

Applicant: David Page, La Honda Winery

Location: 2645 Fair Oaks Avenue, North Fair Oaks (La Honda Winery)

APN: 054-181-140

Parcel Size: 16,890 sq. ft.

Existing Zoning: Mixed-Use Industrial/North Fair Oaks (M-1/NFO)

General Plan Designation: Industrial Mixed-Use Urban

Existing Land Use: Urban Winery

Water Supply: California Water Service – Bear Gulch

Sewage Disposal: Fair Oaks Sewer District

Flood Zone: Flood Zone X (area of minimal flood risk); FEMA Panel No. 06081C0302E, Effective October 16, 2012.

Environmental Evaluation: This project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15301, Class 1, relating to the operation and minor alteration of an existing private facility and structure.

Setting: The project site fronts Fair Oaks Avenue and is located between Douglas and MacArthur Avenues. The project site is developed with an existing industrial building that houses two businesses: La Honda Winery and Modica Landscaping Inc. The subject parcel is almost entirely covered by the winery/landscaping structure and contains 3 onsite parking spaces. Located in an industrial mixed-use area, the project parcel is separated from the adjacent single-family residential (R-1) zoned area by Fair Oaks Avenue.

Chronology:

<u>Date</u>	<u>Action</u>
December 9, 2016	- Building Permit application BLD2016-02421 submitted to legalize unpermitted interior modifications.
April 11, 2018	- Pre-Application PRE2018-00014 submitted.
June 26, 2018	- Interim Operating Permit issued to La Honda Winery.
July 20, 2018	- Building Permit Application BLD2018-00871 finalized to install required fire safety egress and lighting.
September 26, 2018	- Pre-Application Public Workshop held.
January 17, 2019	- Subject Use Permit application PLN2019-00021 submitted.
July 23, 2019	- Board of Supervisors adopted a resolution to rezone the project area from M-1 (Industrial) to M-1/NFO (Industrial Mixed Use/North Fair Oaks).
August 23, 2019	- New M-1/NFO zoning becomes effective.
November 8, 2019	- Project deemed complete.
November 21, 2019	- North Fair Oaks Community Council Meeting.

DISCUSSION

A. KEY ISSUES

1. Compliance with the General Plan/North Fair Oaks Community Plan

The proposed project complies with all applicable General Plan and North Fair Oaks Community Plan Policies, specifically:

Urban Land Use Policies

- a. Policy 8.9 (*Designation of Existing Urban Communities*) of the General Plan identifies North Fair Oaks as an urban community and the North Fair Oaks Community Plan (adopted in 2011) has designed the land use for this industrial area along Fair Oaks Avenue to Second Avenue as “Industrial Mixed-Use Urban”. This designation allows a medium to high density of land uses, include a mix of industrial, commercial, and institutional uses. The existing building contains the winery and an

existing landscaping business (Modica Landscaping) which are uses consistent with the site's Industrial Mixed-Use designation.

- b. Policy 8.36 (*Uses*) seeks to allow and institute land use designations of the North Fair Oaks Community Plan. The zoning district and associated regulations for the industrial area between Fair Oaks Avenue and Second Avenue – the M-1/NFO District- was approved and adopted by the Board so Supervisors in July 2019. The regulations for this district were derived from, and are deemed to be consistent with, the General Plan's land use policies for "Industrial Mixed-Use".
- c. Policy 8.40 (*Parking Regulations*) seeks to establish minimum on-site parking requirements and parking development standards to accommodate the parking needs of development, provide convenient and safe access, and prevent congestion of public streets.

Since the parking requirements (discussed further below) for temporary events exceed the number of spaces that can be accommodated on the project parcel itself, the applicant has proposed to utilize a shared parking agreement with two nearby business owners to provide 48 parking spaces where 16 are required (3 for wine manufacture, 13 for special events) by the Zoning Regulations by obtaining a shared parking Use Permit pursuant to the cited regulations of the M-1/NFO Zoning District.

2. Compliance with the Zoning Regulations

Per Section 6276.3 (*Permitted Uses*) the "Distillation of Spirits and Wine" (La Honda Winery) requires a Use Permit while "Construction and Maintenance Trades and Services"¹ (Modica Landscaping) are allowed without a Use Permit.

a. Development Standards

In July 2019, this industrial area of North Fair Oaks was rezoned from Industrial (M-1) to Industrial Mixed-Use/North Fair Oaks (M-1/NFO). As the Planning application was deemed complete after the new zoning became effective, the proposed project will be assessed under the current M-1/NFO zoning regulations.

¹ Construction and Maintenance Trades and Services" are only allowed when already a part of an existing structure. Modica Landscaping is an existing business, located in an existing structure and meets this requirement.

The applicant has proposed interior and exterior modifications to adhere to required building and fire code standards. Such changes include installing fire sprinklers throughout the building and removing the Quonset hut from Modica Landscaping. Though the footprint of the existing building is not expanding, the project's compliance with the M-1/NFO development standards is shown in the table below:

M-1/NFO Development Standards		
	Required	Proposed
Parcel Size	10,000 sq. ft.	16,890 sq. ft. -- No Change
Parcel Frontage	100 feet	115 feet -- No Change
Front Setback	10 feet minimum 20 feet maximum	20 feet -- No Change
Rear Setback	0 feet	0 feet --No Change
Left Side Setback	0 feet	49 feet (Proposed) 3 feet (Existing)
Right Side Setback	0 feet	6 feet -- No Change
Maximum Lot Coverage	80%	44% (Proposed) 69% (Existing)
Maximum Floor Area	125%	44% (Proposed) 69% (Existing)
Maximum Building Height	40 feet	27 feet -- No Change

b. Parking Requirements

The parcel's Industrial Mixed-Use/North Fair Oaks (M-1/NFO) zoning includes parking requirements which require one space per 1,500 sq. ft. of space devoted to the manufacture of wine and one parking space per every 200 sq. ft. of building area devoted to hosting special events and whereby a Use Permit is required to allow the utilization of off-site shared parking spaces to meet a project's parking requirements.

(1) *Parking Requirements for Modica Landscaping*

Modica Landscaping is located on the same parcel as La Honda Winery and requires 1 space per 1,500 sq. ft. of floor area². The landscaping business consists of shared offices located in the La Honda Winery building with a separate adjacent Quonset hut structure that acts as covered storage for the business' trucks and equipment. As a part of the proposed remodel, the landscaping business and property owner will demolish the Quonset

² Landscaping is classified as Construction and Maintenance Trades and Services in the M-1/NFO Zoning District.

hut structure. With this demolition, the landscaping business will consist of 365 sq. ft. of shared offices and does not required parking per the zoning regulations. Though no parking is required, the landscaping business will continue to park their vehicles on the property (behind the proposed fence).

(2) *Parking Requirements for Wine Production*

La Honda Winery contains 4,765 sq. ft. of space devoted to wine distillation, storage and office space. Based on the parking requirements, 3 parking spaces are required to accommodate La Honda Winery's wine production operation. La Honda Winery currently provides 3 unmarked off-street parking spaces on the subject parcel. With a proposal to stripe these parking spaces as a part of this Use Permit application, La Honda Winery has enough off-street parking spaces located on the project parcel to support the wine manufacture portion of their operations.

(3) *Parking Requirements for Events*

La Honda Winery also contains approximately 2,585 sq. ft. of banquet hall/tasting area where events are hosted. Adhering to the one space per each 200 ft. of tasting area regulation, 13 parking spaces are required to support temporary events hosted by La Honda Winery. As the subject parcel cannot accommodate 13 additional parking spaces, the applicant has requested a Use Permit pursuant to Sections 6276.8 and 6570.9 (*Alternative Parking Approaches*) to provide these spaces through an off-site shared parking agreement with adjacent business owners located at 2663/2664 and 2731/2761 Fair Oaks Avenue.

La Honda Winery hosts both day and evening events during weekdays and weekends. Based on 2017 and 2018 event data provided by La Honda Winery, approximately 29% of the Winery's events are weekday daytime events hosted between 7 a.m. to 4 p.m. The remaining 71% of La Honda Winery events are weekday evening and weekend evening events hosted from 5 p.m. to 10 p.m. For daytime weekday events with more than 15 guests, La Honda Winery's event contract requires group transport to/from the winery. Guest utilize on-street parking along Fair Oaks Avenue for daytime weekday events with 15 or fewer attendees. For events hosted in the evenings

guests utilize shared parking lots located near the winery (see below for further discussion).

(4) *Parking Study*

La Honda Winery has a shared parking agreement with 2643/2663 Fair Oaks Avenue to utilize 6 parking spaces and with 2731/2761 Fair Oaks Avenue to utilize 42 parking spaces on weekdays between 5:00 P.M. and 12:00 A.M. and weekends between 7:00 A.M. and 12:00 A.M. As a part of the proposed application to formalize this shared parking arrangement, a shared parking study conducted by Hexagon Transportation Consultants Inc., dated November 8, 2019 was submitted.

To determine the parking demand and supply for events held at the winery, Hexagon performed hourly parking counts from 5:00 P.M. until 10:00 P.M. at the winery, 2643/2663 Fair Oaks Avenue and 2731/2761 Fair Oaks Avenue for one weekday evening without an event and one weekend evening with an event hosting its maximum capacity (150 persons; 147 guests & 3 winery staff).

Off-Street Parking Totals with and without an Event				
Location	Total Spaces	Vehicles Parked		
		Non-Event	Event	Generated Parking
La Honda Winery	3	2	4	2
2643/2663 Fair Oaks Ave	6	4	23	19
2731/2761 Fair Oaks Avenue	42	8	27	19
Total	51	14	54	40

Parking counts were also collected on Fair Oaks Avenue between Douglas and Hurlingame Avenues to quantify on-street parking demands as seen below:

On-Street Parking Occupancy on Fair Oaks Avenue with and without an Event				
Time (P.M.)	Non-Event		Event	
	Parked Vehicles	% Occupancy	Parked Vehicles	% Occupancy
5:00	23	72%	27	84%
6:00	28	88%	27	84%
7:00	29	91%	30	94%
8:00	28	88%	26	81%
9:00	32	100%	25	78%
10:00	32	100%	27	84%

With most employees leaving between 3:00 P.M. and 4:00 P.M. from 2643/2663 Fair Oaks Avenue and by 2:30 P.M. from 2731/2761 Fair Oaks Avenue, Hexagon determined that there would be minimal overlap between the business' usage of the parking spaces and the winery's usage of the parking spaces. Based on the observed data, Hexagon determined that a maximum-capacity winery event would generate a parking demand of approximately 40 vehicles. With 51 parking spaces provided both onsite and through shared parking agreements, La Honda Winery meets their parking demands and the zoning requirements to provide at least 16 parking spaces.

(5) *Parking Management Plan*

To increase the efficiency of the supplied parking and to ensure that guests do not park illegally, Hexagon recommended a parking management plan be implemented. Elements of this plan include: (1) posting signage outside the winery indicating where guests can park, (2) using traffic cones to discourage parking in unmarked areas, (3) placing temporary signage (i.e. A-frame portable signs) at the entrance of each shared parking lot to clearly identify winery event parking, and (4) placing temporary signage at 2643/2663 Fair Oaks Avenue to direct guests to additional parking located at 2731/2761 Fair Oaks Avenue. While La Honda Winery is working on implementing better signage, such recommendation measures will be included as conditions of approval for the proposed project.

c. Design Standards

The adoption of the new M-1/NFO Zoning District incorporated design standards for new development. Though the proposed exterior renovations are not considered new development, the renovations adhere to the applicable design standards as outlined below:

(i) **Materials and Colors**

Section 6276.5.2 prohibits the use of exposed cinder blocks on new development located across from residentially zoned parcel and requires the minimization of colors that are brilliant, deep, highly contrasting and reflective (i.e. pinks, orange, blue, and purple).

The existing exterior of the winery and landscaping business utilize natural tan and brown earth tones. As part of the

proposed exterior renovations, the Quonset hut structure that houses Modica Landscaping and provides covered storage for the business' vehicles and equipment will be demolished and a fence with privacy mesh will be installed. Demolition of the Quonset hut will not impact the offices for the landscaping business while the proposed fencing will reduce the visual impacts of the equipment storage from the residentially zoned area across the street. A condition of approval will be added to the project to require color and material samples of the proposed privacy mesh to ensure that the mesh is unobtrusive and blends with the surroundings.

- (ii) Landscaping
Section 6276.5.3 requires one 15-gallon street tree per 25 feet of street frontage when a site is located across the street from a residentially zoned area.

With a parcel width of 115 feet, 5 street trees are required per Section 6276.5. Existing site constraints such as existing driveway configurations, building orientation, and line of site requirements limit how many street trees can be safely installed in front of the La Honda Winery building. Due to the constraints listed above, the applicant has proposed to install 2 street trees and low-lying landscaping in front of the building to soften the exterior of the building and provide screening from the residential neighborhood.

3. Compliance with Shared and Off-Site Parking Standards

The M-1/NFO Zoning District allows shared off-site parking spaces to be utilized to meet required parking. Such a proposal is subject to the issuance of a Use Permit and conformance with off-site parking standards as outlined below:

- a. Parking requirements may be satisfied by the provision of parking on another parcel, if dedicated access to the off-site spaces is demonstrated by ownership or a current lease. Changes in ownership, termination of leases that infringe dedicated access to any of the required parking spaces, shall result in revocation of the Use Permit until the parking deficiency is remedied

Response: La Honda Winery has entered into separate parking agreements with the owners of 2643 and 2663 Fair Oaks Avenue and the lessees of 2731 and 2761 Fair Oaks Avenue (Attachment E) to utilize these parking lots (48 parking spaces total) during the weekdays from 5:00 P.M. to 12:00 A.M. and during the weekends

from 7:00 A.M. to 12:00 A.M. Conditions of approval will be added to ensure the shared parking will be subject to the criteria listed in the standard above. This will also be reflected in the required Owner/County Agreement.

- b. Off-site parking shall be located within a walking distance no greater than 800 feet from the use served.

Response: *2643/2663 Fair Oaks Avenue and 2731/2761 Fair Oaks Avenue are located approximately 160 feet and 600 feet, respectively, away from the entrance of La Honda Winery.*

- c. In the event that a shared parking entity has been formed and is fully operational, the documented parking spaces allocated to the parcel will count toward the vehicle parking requirement. Although allocated to a specified parcel, said spaces need not be specifically reserved for said specified parcel.

Response: *The subject leases for all off-site parking locations clearly indicate and number each property's parking space that are specifically reserved for La Honda Winery.*

4. Compliance with Shared and Off-Site Parking Findings

Issuance of a Use Permit authorizing off-site shared parking may be approved if the decision maker makes all of the following findings in addition to the findings cited in Section 6500 required for the Use Permit for the operation of La Honda Winery itself.

- a. The off-site spaces to be used to satisfy the project's parking obligation will be available as long as the uses requiring the spaces are in operation.

Response: *While the subject leases include a clause whereby either party can terminate the agreement with 30-day written notice, conditions of approval will be added to require that should either lease be terminated or changed (including to accommodate other users of the parking lot that are not parties to this application), the remaining off-site parking spaces at these locations shall be reassessed or another off-site location shall be found to ensure that the minimum required spaces are still provided.*

- b. The peak hours of parking demand from all uses do not coincide in such a way that peak demand is greater than the parking provided.

Response: *La Honda Winery manufactures wine and hosts associated temporary special events. Twenty-nine percent of events are weekday daytime events (between 7:00 A.M. and 4:00 P.M.) with the remaining seventy-one percent of events occurring during the evening on weekdays (between 5:00 P.M. and 10:00 P.M.) and weekends (between 5:00 P.M. and 12:00 A.M.). La Honda Winery requires group transportation for weekday daytime events that involve more than 15 guests. Hexagon determined that there is adequate street parking available to accommodate small daytime events. Hexagon also determined that the subject parking agreements discussed above provides adequate parking for evening events hosted at La Honda Winery and does not conflict with the hours of operation for the adjacent businesses.*

- c. The adequacy of the quantity and efficiency of parking provided will equal or exceed the level that can be expected if off-site parking is not provided.

Response: *The M-1/NFO regulations require La Honda Winery to provide a total of 16 parking spaces (3 for wine manufacture, 13 for special events). Though the winery has a maximum occupancy of 150 persons, most events are smaller with an average attendance of 60 guests per the event data supplied by La Honda Winery. The Hexagon parking study determined that a maximum occupancy evening event generates a parking demand of 40 parking spaces. With a total of 51 parking spaces provided through onsite parking and shared parking agreements, La Honda Winery provides sufficient parking to meet its demands.*

- d. A written agreement between the property owner(s) and the County, in a form satisfactory to County Counsel, is submitted, and that the agreement includes:
- (i) A guarantee that there will be no alteration in the uses that will create a greater demand for parking, and a guarantee that any change of use will require immediate written notification to the County Planning and Building Department and an reassessment of the parking demand of the revised project and any necessary updates to the written agreement;
 - (ii) A guarantee among the property owner(s) for access to and use of the off-site parking facilities;
 - (iii) A provision that the County may require parking facilities in addition to those originally approved, upon finding by the

Planning Commission that adequate parking to serve the use(s) has not been provided; and

- (iv) A provision stating that the County, acting through the Planning Commission, may for due cause and upon notice and hearing, unilaterally modify, amend, or terminate the Use Permit and/or agreement at any time.

Response: *County Council has reviewed the subject leases. A written agreement has been signed by the applicant and will be signed by the Community Development Director prior to hearing before the Zoning Hearing Officer.*

- e. That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood.

Response: La Honda Winery requires that all weekday events (hosted between 7:00 A.M. and 4:00 P.M.) with more than 15 guests provide group transportation. To meet their parking demands, La Honda Winery has entered into separate parking agreements with adjacent businesses to provide a total of 51 parking spaces where 16 are required (3 for wine manufacture, 13 for special events) by the zoning regulations. Use of the shared parking spaces from 5:00 P.M. to 10:00 P.M. on weekdays and from 7:00 A.M. to 12:00 A.M. on weekends will not impact the businesses at 2643/2663 Fair Oaks Avenue and 2731/2761 Fair Oaks Avenue. Recommendations from Hexagon regarding increase signage to maximize the efficiency of the shared parking spaces and to curb parking in the adjacent neighborhood will be incorporated as conditions of approval. No additional lighting shall be added or is required for these parking locations to operate in the evening hours. Conditions of approval will be added requiring that all such patrons walking to their vehicles will not loiter, but will leave in a timely manner. Additionally, compliance with the performance standards outlined in Section 6276.6 which speaks to noise, lighting, trash and debris, and on-site activities is required and will also be incorporated as conditions of approval. Taken together with all the previously cited conditions of approval, the operation of an urban winery and the utilization off-site parking will not be detrimental to the public welfare or injurious to property or improvements in said neighborhoods.

ATTACHMENTS

- A. Vicinity Map
- B. Project Plans
- C. Interim Operating Permit, issued June 2018
- D. Parking Study prepared by Hexagon, Dated November 2019
- E. Shared Parking Agreements



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT



Golden Gate National Parks Conservancy and San Mateo County | County of San Mateo | Redwood ...

Vicinity Map



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT



Minden Midiere Architects
 21580 Stevens Creek Blvd #209A Cupertino, CA 95014
 voice (650) 722-1000
 minden@MMAArch.com
 midiere@MMAArch.com

Allowable areas: Type V-B (Sprinklered / Non - fire rated)

OCCUPANCY	REQUIREMENTS	ALLOWABLE AREAS	REF. SECTION
A-2 Occupancy: wine as per CBC Sec. 507.4.1 wine tasting / banquet hall 2,240.SF Aisle / toilet Rm 380.SF Warming Kitchen.. 255.SF Wine showroom. 285.SF SubTotal: 3160.SF	BASIC ALLOWABLE HEIGHT	ONE STORY	TABLE 504.4
	BASIC ALLOWABLE AREA	24,000 SF	TABLE 506.2
	AREA MODIFICATIONS:		SEC. 506.1-4
	Non-separated Occupancy		
113:(E).files. 75.SF			
114:(E).Offices 290.SF			
SubTotal: 365.SF			
Total: 3525.SF			under 10% of A-2 area SEC. 508.2.1

DUE TO PROPOSED INSTALLATION OF AN AUTOMATIC FIRE SPRINKLER SYSTEM:
 NO FIRE RATED OCCUPANCY SEPARATIONS REQUIRED BETWEEN A-2 & F-2 OR S-2 TABLE 508.4

F-2 OCCUPANCY	REQUIREMENTS	ALLOWABLE AREAS	REF. SECTION
107:(E).Wine Test. 145.SF	BASIC ALLOWABLE HEIGHT	TWO STORIES	TABLE 504.4
109:Wine making. 645.SF	BASIC ALLOWABLE AREA	54,000 SF	TABLE 506.2
Total 790.SF			

NO FIRE SEPARATION WALLS REQUIRED BETWEEN F-2 & S-2 OCCUPANCIES TABLE 508.4

S-2 OCCUPANCY	REQUIREMENTS	ALLOWABLE AREAS	REF. SECTION
100:(E).Util. aisle 105.SF	BASIC ALLOWABLE HEIGHT	TWO STORIES	TABLE 504.4
101:(E).Storage 85.SF	BASIC ALLOWABLE AREA	54,000 SF	TABLE 506.2
104:(E).Case Wine 485.SF			
105:(E).Cask Wine 460.SF			
106:(E).Storage 50.SF			
108:(E).Cask Wine 565.SF			
110:Cask Wine 225.SF			
111:Cask Wine 675.SF			
112:Case Wine. 385.SF			
Total: 3,035.SF			

Total: 7,350.SF

supporting calculations:

CBC 506.2 Frontage area increase equation 5-2:
 $I_f = [F/P - 0.25]W/30$
 building perimeter = 405 LF
 60 LF of perimeter faces street frontage / yard exceeding 30 FT.
 Thus W = 30 shall be used in equation 5-2 in section 506.2
 100% = 75% ABOVE 25% MIN.
 $I_f = [F/P - 0.25]W/30$
 $I_f = [60/405 - 0.25] 30 / 30 = (0.148 - 0.25) = -0.102 = 0$ prea increase

GENERAL NOTES:

- A. Refer to cover sheet A0.1 & A0.2. for notes regarding existing occupancy and proposed continuing uses.
- B. In response to plan check comments issued 6/5/17; the scope of demolition and construction has been modified to include / exclude the following:
 1. The Quonset hut canopy structure permitted in 1947 is proposed to be removed / replaced with an unenclosed parking lot / equipment yard to be used by Modica Landscaping.

LEGEND:

----- NON - RATED OCCUPANCY SEPARATION

FIRE ALARM SYSTEM:

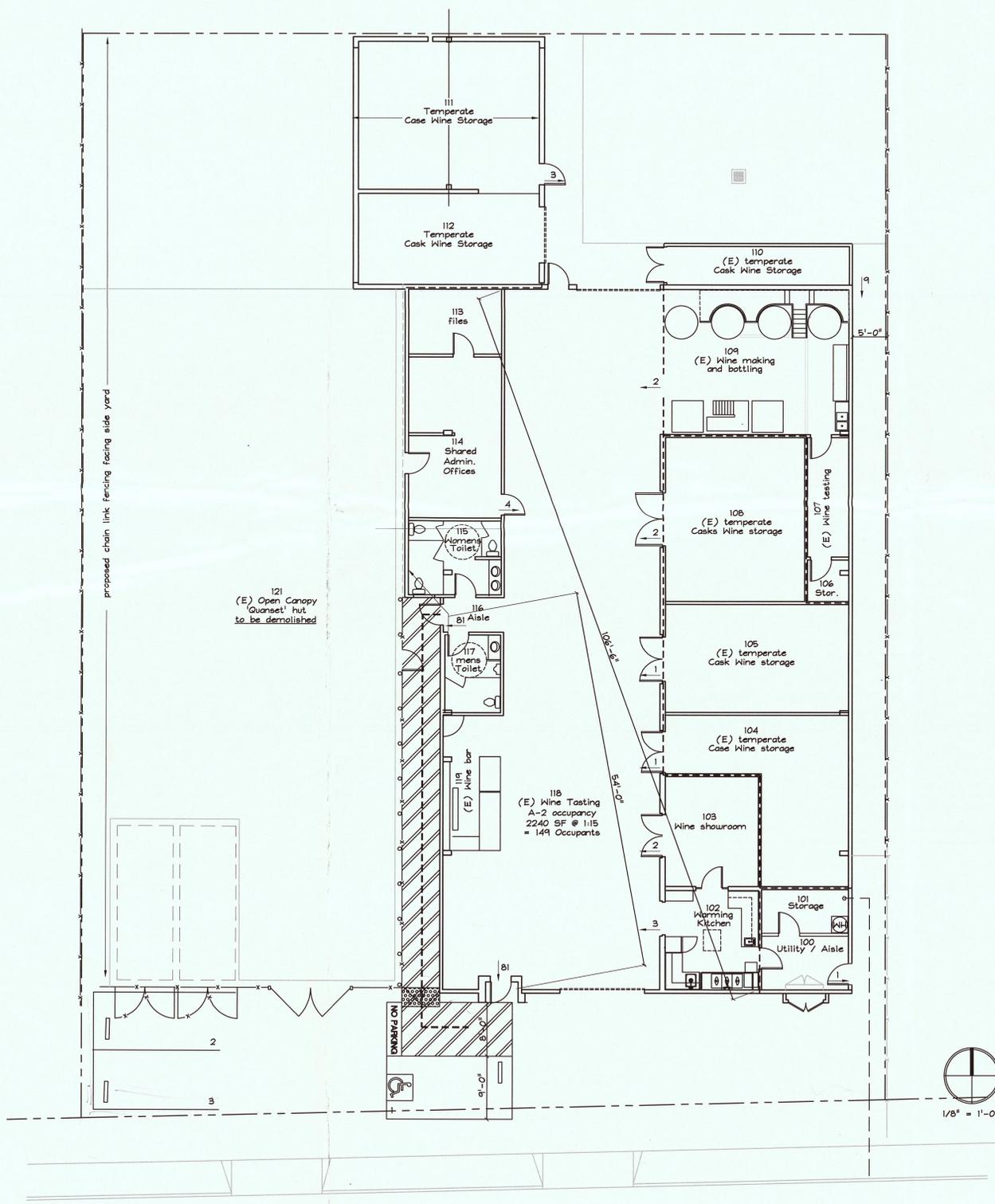
- 1. The proposed fire alarm includes the following:
 A.) Flow detection on fire sprinkler system.
 B.) Pull stations at all building exits.
 C.) Smoke detectors at ventilation Equip. >2000 CFM.
 D.) Central Station monitoring.

Mixed Occupancy Calculation

ACTUAL A-2	ACTUAL F-2	ACTUAL S-2	
3525 SF	790 SF	3035 SF	≤ 1
24,000 SF	54,000 SF	84,000 SF	
.1469	.0146	.0361	≤ 1
		0.1976	≤ 1

Plumbing fixture calculation

A-2 assemble occupancy accommodates 149 + 9 accessory = 158 = 78 men & 78 women
 Plumbing fixtures per table 4.22.1 CPC page 64; assembly use is required to have:
 One toilet fixture for first 1-100 men calculated by CPC table A at occupant load of 1:15
 One urinal for first 1:200 men calculated by CPC table A at occupant load of 1:15
 One lavatory for first 1:200 men calculated by CPC table A at occupant load of 1:15
 Three toilet fixtures for first 50-100 women as per CPC table A w/ occupant load at 1:15
 One lavatory for first 1:100 women calculated by CPC table A at occupant load of 1:15



Planning Application for:

La Honda Winery
 2645 Fair Oaks.
 Redwood City, CA

PLN2019-00021

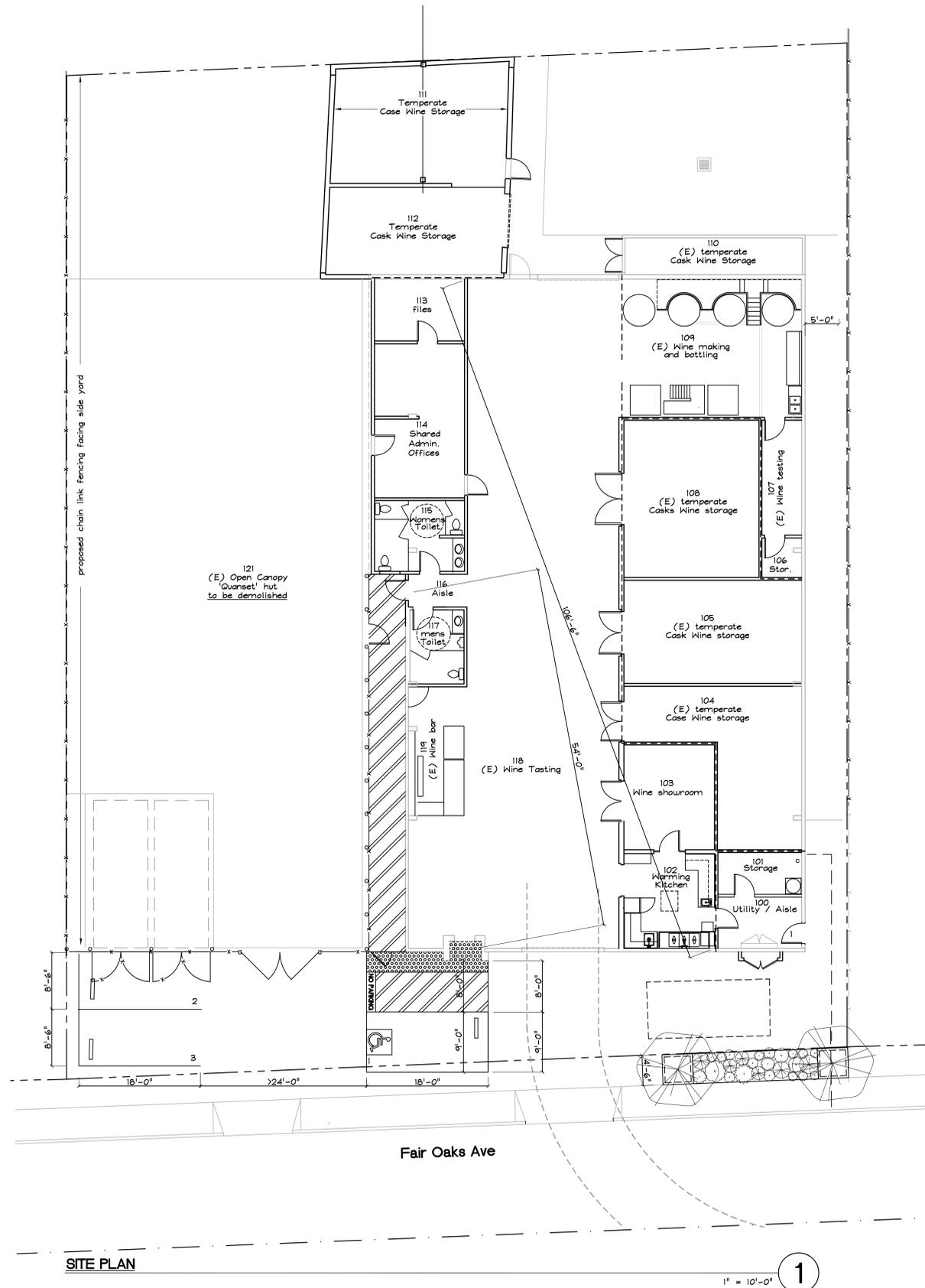
RECEIVED

JUN 03 2019
 San Mateo County
 Planning and Building Department

Submission Type Date
 RESPONSE TO PLANNING COMMENTS 5-24-19

Occupancy / Exiting floor plan
 Allowable area calculations

Job No. 2016-062
 January 4, 2019 **A0.2**



Project Description:
 Please refer to description provided by Owner of La Honda Winery

SITE DATA:
 APN No. 054-181-140-2
 Zoning: M-1
 Total parcel area = 16,890 s.f.

Originally permitted floor area summary:
 Original open canopy 'Quonset' hut (to Demo.) = 4,350 s.f.
 Original winery / warehouse = 6,215 s.f.
 Total: = 11,285 s.f.

Proposed floor area summary:
 Quonset hut demolished for Equipment Yard = 0 s.f.
 A2 Occuancy winery banquet hall = 2,585 s.f.
 Remaining portion of winery / wine storage = 3,380 s.f.
 Infill office area construction = 225 s.f.
 Infill wine storage shed construction = 1,160 s.f.
 Total: = 7,350 s.f.

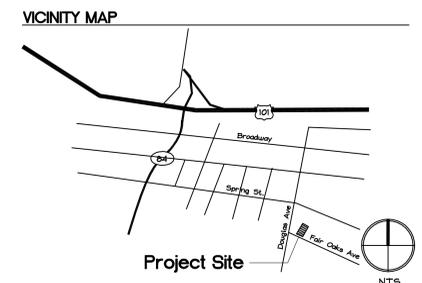
Lot Coverage permitted = unlimited

REQUIRED YARDS AND SETBACKS:
 Front yard required: None
 Side yard required: None
 (3 Ft. side yard required where bordering R districts)
 Rear yard required: None
 (6 Ft. rear yard required where bordering R districts)

Parking Summary
Originally permitted use:
 Landscape Serv. (4,350 SF / 1 car per 2000 SF) = 2 cars
 (E) Warehouse (6,935 SF / 1 car per 2000 SF) = 4 cars
 Total: = 6 cars

Proposed use:
 Banquet Hall (1 car per 40 sf. per exception) = 61 cars
 Winery / catering staff (1 car per 2 employees) = 5 cars
 Landscape Serv. (1 car per 2 employees) = 2 cars
 Winery / Stor. (4,765 SF / 1 car per 2,000 SF) = 3 cars
 Total: = 71 cars

Proposed off-site parking = 68 cars
 Proposed front yard parking = 3 cars
 Total: = 71 cars



Planning Application for:
La Honda Winery
 2645 Fair Oaks.
 Redwood City, CA

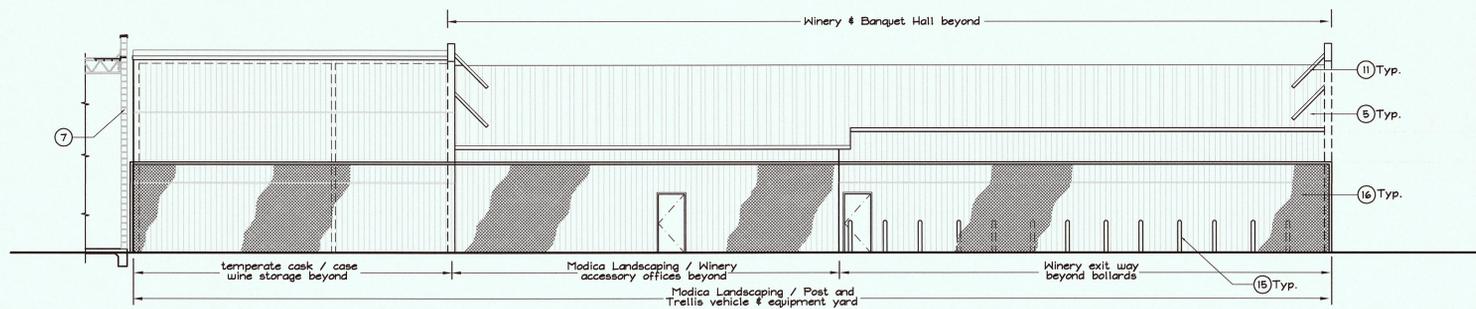
Submittal Type	Date
RESPONSE TO PLANNING COMMENTS	5-24-19
INCORPORATION OF TREE PLANTING	9-3-19
REVISION OF PLANTING STRIP	10-31-19

Proposed site / floor plan
 off site parking maps

Job No. 2016-062
 January 4, 2019
A11

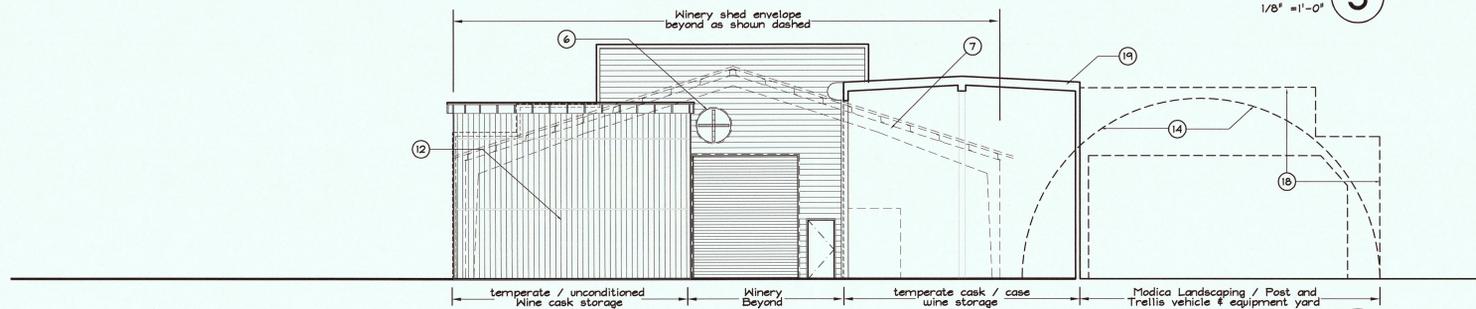
SHEET NOTES:

1. Painted exterior cement plaster finish.
2. Stone veneer wainscot.
3. (E) C.M.U. at adjoining parcel to remain where occurs
4. Painted G.S.M. coping assembly.
5. (E) White PVC 'cool roofing' membrane to remain at (E) shed profile winery structure.
6. (E) Thru-wall exhaust fan w/ 2" Nom. hinged door at interior to remain.
7. Profile of (E) MtI. shed Bldg. beyond (dashed).
8. Decorative terra cotta barrel; tile portico to remain.
9. Section profile of proposed wine storage shed.
10. Profile of screen wall / parapet to be removed at end of (E) 'Quonset hut' to be removed (dashed)
11. (E) Parapet bracing to remain U.O.N.
12. Stained T-111 siding w/ flashing 8'-0" O.C.
13. Painted wood trim to remain or patch-in to match (E) as required.
14. (E) 'Quonset Hut' canopy to be removed (dashed).
15. Stl. pipe ballards filled w/ Conc.
16. Galv. Chain-link fencing.
17. Blk. vinyl coated Chain-link fencing w/ matching fabric.
18. Portion of (E) screen wall & parapet at front of (E) Quonset Hut to be removed (dashed).
19. Wood framed enclosure of wine storage shed.
20. Removable railing at left condition to remain inaccessible following removability of spiral stairways.



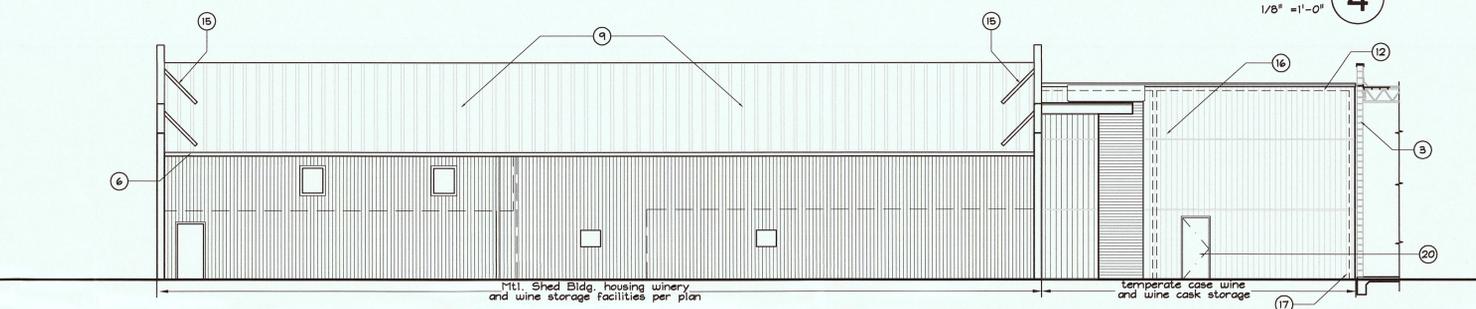
Proposed West Elevation

5
1/8" = 1'-0"



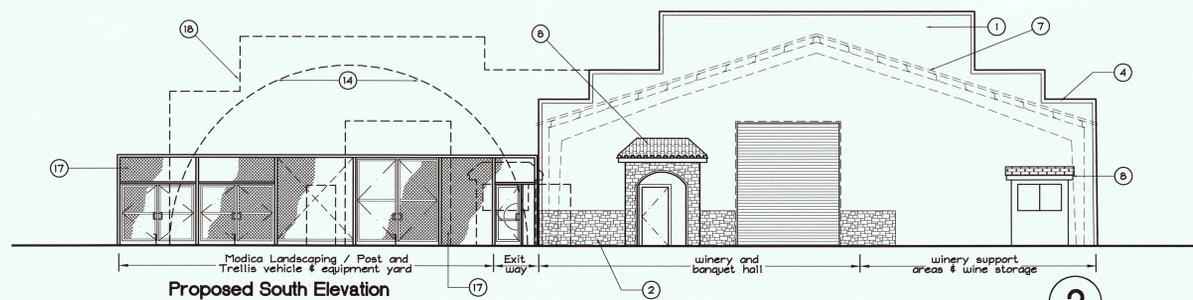
Proposed North Elevation

4
1/8" = 1'-0"



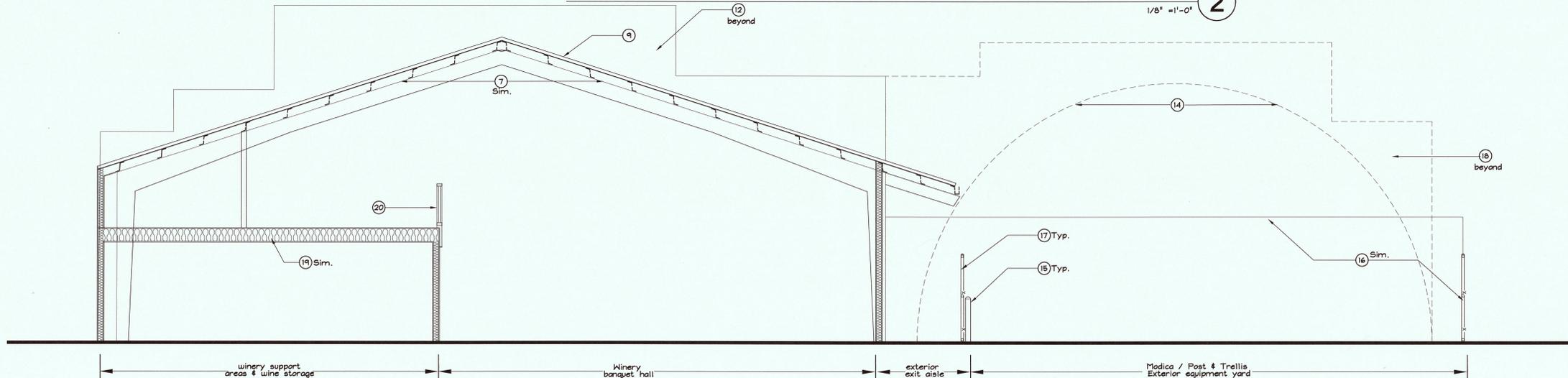
Proposed East Elevation

3
1/8" = 1'-0"



Proposed South Elevation

2
1/8" = 1'-0"



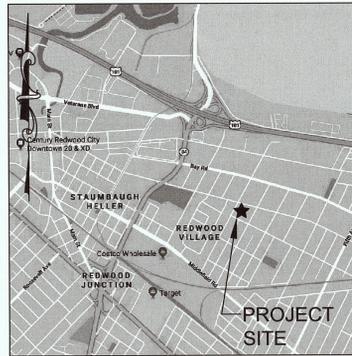
Proposed building section

1
1/4" = 1'-0"

Planning Application for:

La Honda Winery
 2645 Fair Oaks.
 Redwood City, CA

Proposed exterior elevations and section

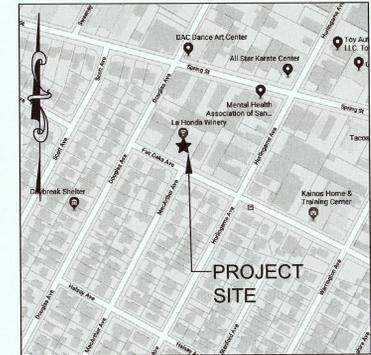


VICINITY MAP
N.T.S.

LA HONDA WINERY

2645 FAIR OAKS AVENUE

REDWOOD CITY (SMCO), CA 94063



LOCATION MAP
N.T.S.

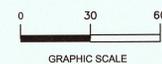
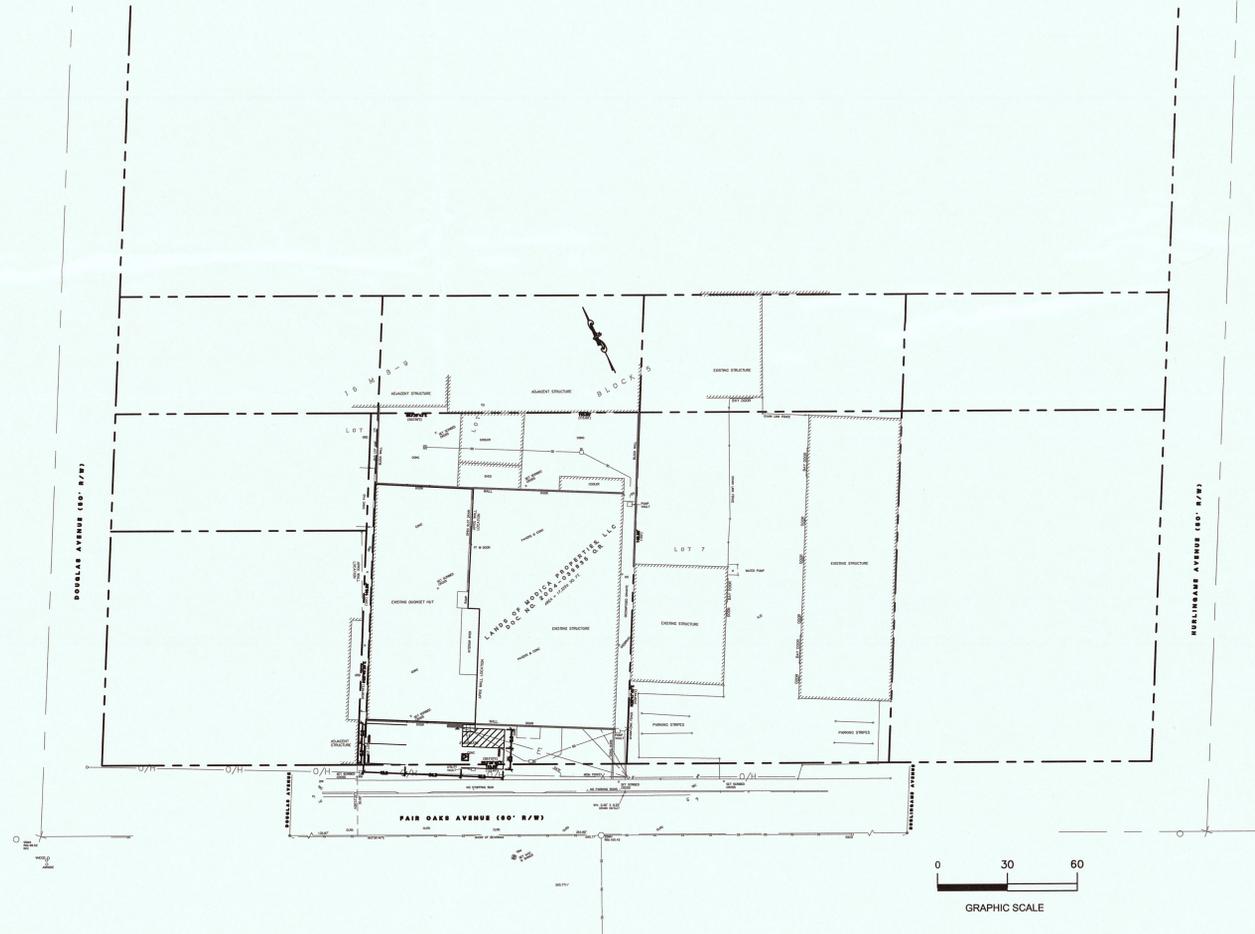
ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
ATD	ATRIUM DRAIN
BFP	BACK FLOW PREVENTION DEVICE
BW	BOTTOM OF WALL ELEVATION
CB	CATCH BASIN
CL	CENTER LINE
CS	CRAWL SPACE ELEVATION
CIP	CAST IRON PIPE
CONC	CONCRETE
DD	DECK DRAIN
DDCV	DOUBLE DETECTOR CHECK VALVE
DG	DECOMPOSED GRANITE
DIP	DUCTILE IRON PIPE
DS	ROOF DOWN SPOUT
DWY	DRIVEWAY
(E)	EXISTING
ELEC	ELECTRICAL
EM	ELECTRICAL METER
EP	EDGE OF PAVEMENT
FC	FACE OF CURB ELEVATION
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GROUND ELEVATION
FL	FLOW LINE ELEVATION
FM	FORCE MAIN LINE
FS	FINISHED SURFACE ELEVATION
FP	FINISHED PAVEMENT ELEVATION
FW	FIRE WATER LINE
GB	GRATE BREAK
GM	GAS METER
GR	GRATE ELEVATION
GV	GATE VALVE
HP	HIGH POINT
HW	HEATED WATER LINE
INV	PIPE INVERT ELEVATION
JT	JOINT TRENCH
JP	JOINT POLE
LD	LANDSCAPE DRAIN
LF	LINEAR FEET
LP	LOW POINT
(N)	NEW
PIV	POST INDICATOR VALVE
POC	POINT OF CONNECTION
RM	RIM ELEVATION
S	SLOPE
SAP	SEE ARCHITECTURAL PLANS
SBD	STORM SUB DRAIN
SDDCO	STORM SUB DRAIN CLEANOUT
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SGR	SEE GEOTECHNICAL REPORT
SICB	SIDE INLET CATCH BASIN
SLP	SEE LANDSCAPE PLANS
SPP	SEE PLUMBING PLANS
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSP	SEE STRUCTURAL PLANS
TW	TOP OF WALL ELEVATION
TYP	TYPICAL
VD	PIPE VERTICAL DROP
W	DOMESTIC WATER LINE
WM	WATER METER

EARTHWORK QUANTITIES

CUT	0 C.Y.
FILL	0 C.Y.
TOTAL TO BE MOVED	0 C.Y.
BALANCE	0 C.Y. CUT (OFF-HAUL)

EARTHWORK QUANTITIES SHOWN ABOVE ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL CALCULATE THEIR OWN EARTHWORK QUANTITIES, AND USE THEIR CALCULATIONS FOR BIDDING AND COST ESTIMATING PURPOSES.



LEGEND

EXISTING	PROPOSED	DESCRIPTION
SS	SS	SANITARY SEWER
SD	SD	STORM DRAIN
	SD	STORM SUB-DRAIN (PERFORATED PIPE)
	SD	TRANSITION FROM PERF. PIPE TO SOLID PIPE
FM	FM	FORCE MAIN
FW	FW	FIRE WATER LINE
W	W	DOMESTIC WATER SERVICE
IRR	IRR	IRRIGATION SERVICE
G	G	NATURAL GAS
E	E	ELECTRIC
JT	JT	JOINT TRENCH
X	X	FENCE
O	O	CLEAN OUT
		DOUBLE DETECTOR CHECK VALVE
		POST INDICATOR VALVE
		VALVE
		METER BOX
		STREET LIGHT
		AREA DRAIN
		CATCH BASIN
		FIRE HYDRANT
		FIRE DEPARTMENT CONNECTION
		BENCHMARK
		MANHOLE
		SIGN
		DOWNSPOUT
		SPLASH BLOCK
		CONTOURS
		PROPERTY LINE
		SETBACK
		GRASS SWALE
		RETAINING WALL/ BUILDING STEMWALL
		(E) TREE TO BE REMOVED

SHEET INDEX

SHEET NO.	DESCRIPTION
C-0	TITLE SHEET
C-1	NOTES SHEET
C-2	GRADING AND PARKING PLANS
C-3	EROSION AND SEDIMENT CONTROL PLAN
C-3.1	BEST MANAGEMENT PRACTICES (BMPs)
C-4	DETAIL SHEET

HYDROLOGY

(E) IMPERVIOUS AREA	(N) IMPERVIOUS AREA	REQUIRED STORAGE VOL.	STORAGE VOL. PROVIDED
16,317 SF	16,317 SF	0 CF	0 CF

PRECISION ENGINEERING AND CONSTRUCTION, INC.
801 Westminster Street
Bilimont, CA 94022
T: 650.226.8640
F: 650.657.1639
Trevi@precisionec.com

DATE: _____

REVISIONS:



TITLE SHEET
LA HONDA WINERY
2645 FAIR OAKS AVENUE
REDWOOD CITY (SMCO), CA 94063

Date: 05/24/2019

Scale: AS SHOWN

Design: AJP

Check: TRL

Drawing Number: C-0

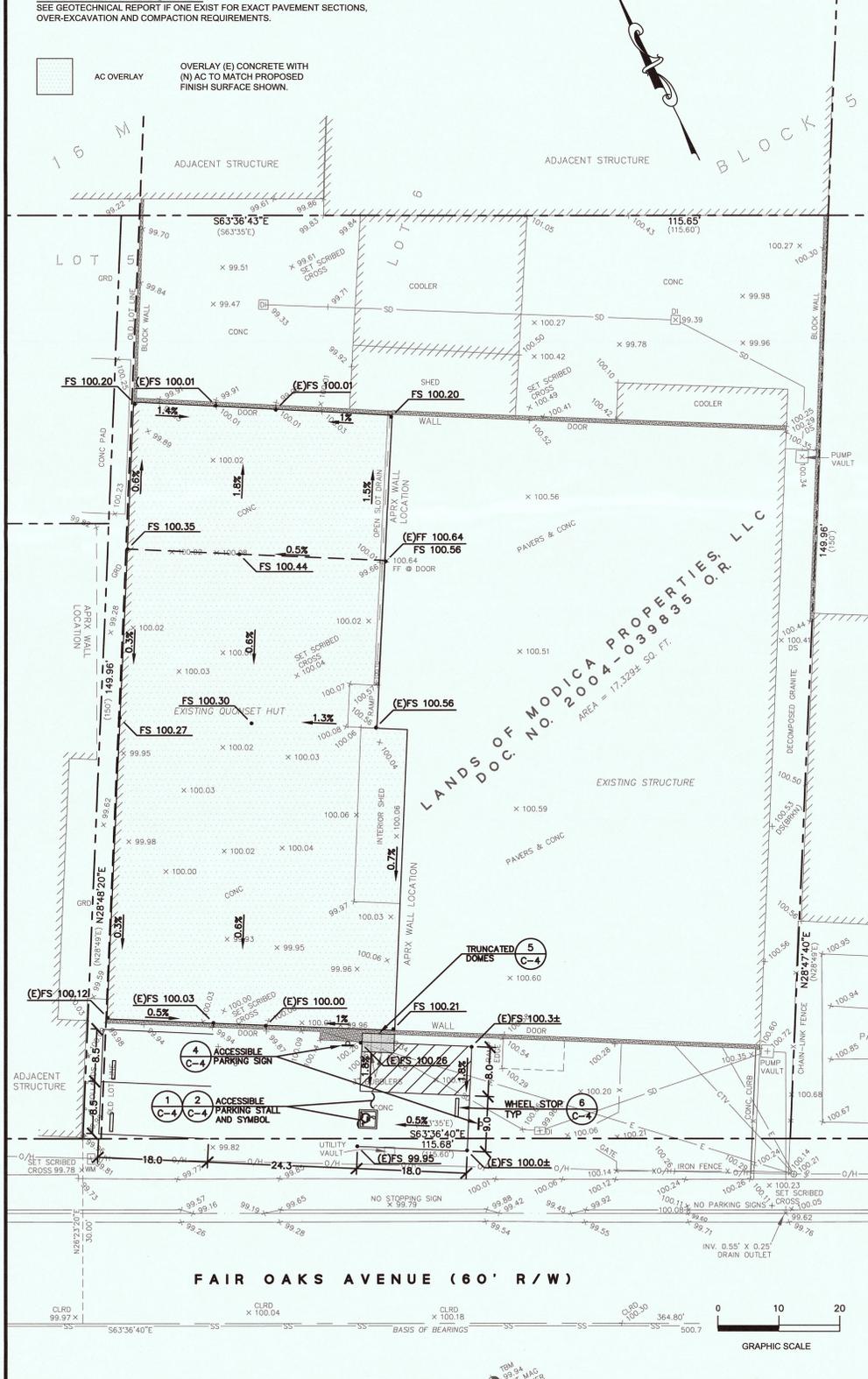
PEC Job No. PEC 18-156



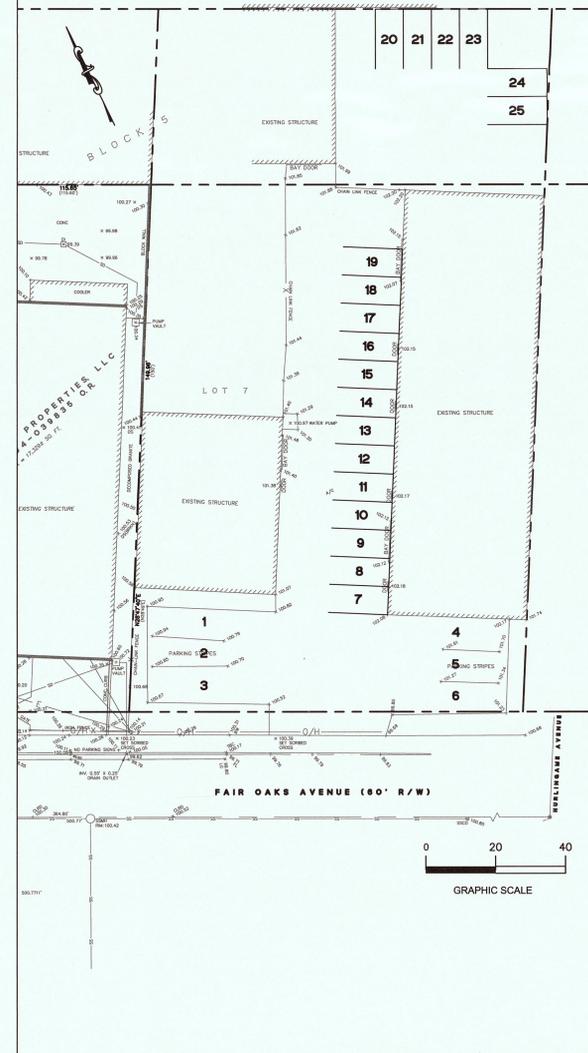
PAVEMENT LEGEND:
SEE GEOTECHNICAL REPORT IF ONE EXISTS FOR EXACT PAVEMENT SECTIONS, OVER-EXCAVATION AND COMPACTION REQUIREMENTS.

AC OVERLAY
OVERLAY (E) CONCRETE WITH (N) AC TO MATCH PROPOSED FINISH SURFACE SHOWN.

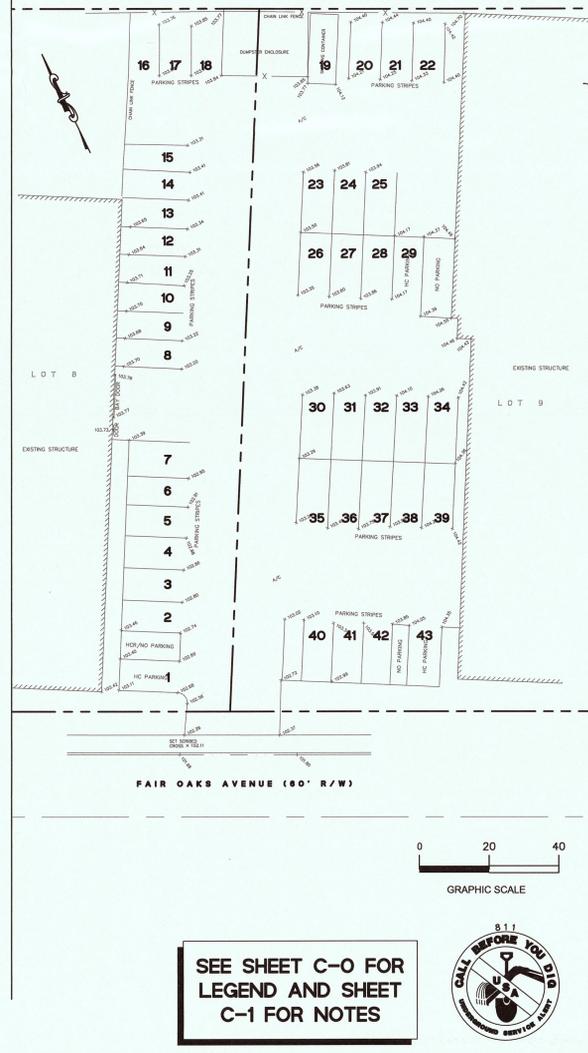
GRADING PLAN



PARKING PLAN FOR 2643/2663 FAIR OAKS AVENUE



PARKING PLAN FOR 2731/2761 FAIR OAKS AVENUE



SEE SHEET C-0 FOR LEGEND AND SHEET C-1 FOR NOTES



PRECISION ENGINEERING AND CONSTRUCTION, INC.
T: 650.228.8640
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Travis@precisionec.com

DATE: _____

REVISIONS:



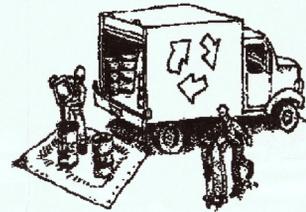
GRADING AND PARKING PLANS
LA HONDA WINERY
2645 FAIR OAKS AVENUE
REDWOOD CITY (SMCO), CA 94063

Date: 05/24/2019
Scale: AS SHOWN
Design: AJP
Check: TRL
Drawing Number: C-2
PEC Job No. PEC 18-156

Construction Best Management Practices (BMPs)

Construction projects are required to implement the stormwater best management practices (BMP) on this page, as they apply to your project, all year long.

Materials & Waste Management



Non-Hazardous Materials

- Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.

Equipment Management & Spill Control



Maintenance and Parking

- Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan or drop cloths big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, or steam cleaning equipment.

Spill Prevention and Control

- Keep spill cleanup materials (e.g., rags, absorbents and cat litter) available at the construction site at all times.
- Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- Clean up spills or leaks immediately and dispose of cleanup materials properly.
- Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).

Earthmoving

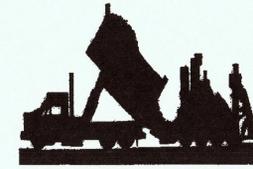


- Schedule grading and excavation work during dry weather.
- Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- Remove existing vegetation only when absolutely necessary, and seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.
- Prevent sediment from migrating offsite and protect storm drain inlets, gutters, ditches, and drainage courses by installing and maintaining appropriate BMPs, such as fiber rolls, silt fences, sediment basins, gravel bags, berms, etc.
- Keep excavated soil on site and transfer it to dump trucks on site, not in the streets.

Contaminated Soils

- If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
 - Unusual soil conditions, discoloration, or odor.
 - Abandoned underground tanks.
 - Abandoned wells
 - Buried barrels, debris, or trash.

Paving/Asphalt Work



- Avoid paving and seal coating in wet weather or when rain is forecast, to prevent materials that have not cured from contacting stormwater runoff.
- Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- Protect nearby storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- Shovel, absorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- If sawcut slurry enters a catch basin, clean it up immediately.

Concrete, Grout & Mortar Application



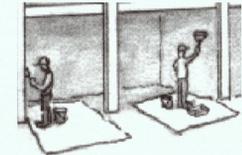
- Store concrete, grout, and mortar away from storm drains or waterways, and on pallets under cover to protect them from rain, runoff, and wind.
- Wash out concrete equipment/trucks offsite or in a designated washout area, where the water will flow into a temporary waste pit, and in a manner that will prevent leaching into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- When washing exposed aggregate, prevent washwater from entering storm drains. Block any inlets and vacuum gutters, hose washwater onto dirt areas, or drain onto a bermed surface to be pumped and disposed of properly.

Landscaping



- Protect stockpiled landscaping materials from wind and rain by storing them under tarps all year-round.
- Stack bagged material on pallets and under cover.
- Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.

Painting & Paint Removal



Painting Cleanup and Removal

- Never clean brushes or rinse paint containers into a street, gutter, storm drain, or stream.
- For water-based paints, paint out brushes to the extent possible, and rinse into a drain that goes to the sanitary sewer. Never pour paint down a storm drain.
- For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of excess liquids as hazardous waste.
- Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint stripping residue and chips and dust from marine paints or paints containing lead, mercury, or tributyltin must be disposed of as hazardous waste. Lead based paint removal requires a state-certified contractor.

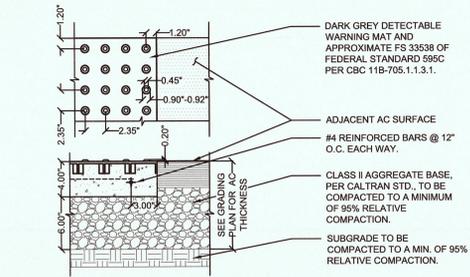
Dewatering



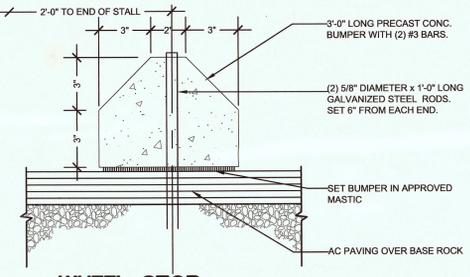
- Discharges of groundwater or captured runoff from dewatering operations must be properly managed and disposed. When possible send dewatering discharge to landscaped area or sanitary sewer. If discharging to the sanitary sewer call your local wastewater treatment plant.
- Divert run-on water from offsite away from all disturbed areas.
- When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- In areas of known or suspected contamination, call your local agency to determine whether the ground water must be tested. Pumped groundwater may need to be collected and hauled off-site for treatment and proper disposal.

Storm drain polluters may be liable for fines of up to \$10,000 per day!

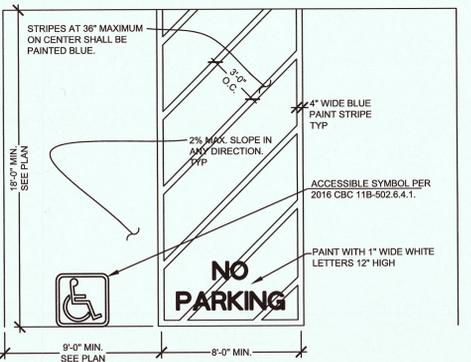
DRAWING NO. 18-156
 PROJECT: LA HONDA WINERY
 DATE: 05/24/2019
 DRAWN BY: AJP
 CHECKED BY: TRL
 PROJECT LOCATION: 2645 FAIR OAKS AVENUE, REDWOOD CITY, CA 94063



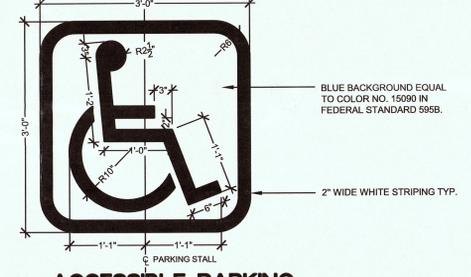
5 CAST IN PLACE TRUNCATED DOMES SCALE: 1/2" = 1'-0" TRUNCATED DOME-002-445TR



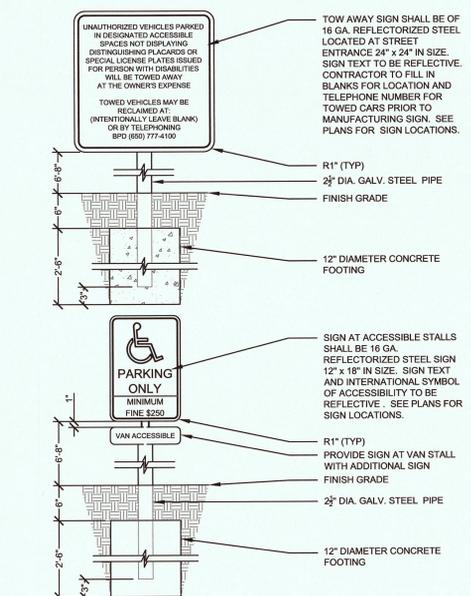
6 WHEEL STOP SCALE: 3" = 1'-0" WHEEL STOP-004-445TR



1 ACCESSIBLE STALL SCALE: 1/4" = 1'-0" ACCESS STALL 5006-002-445TR



2 ACCESSIBLE PARKING SYMBOL SCALE: 1" = 1'-0" ACCESS PARK SYMBOL-002-445TR



4 ACCESSIBLE PARKING SIGNS SCALE: 1" = 1'-0" ACCESSIBLE SIGNS-002-445TR

PRECISION ENGINEERING
 AND
 CONSTRUCTION, INC.
 801 Whitehorn Street
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 Tpe@precisioneng.com

DATE:	
REVISIONS:	



DETAIL SHEET
LA HONDA WINERY
2645 FAIR OAKS AVENUE
REDWOOD CITY (SMCO), CA 94063

Date:	05/24/2019
Scale:	AS SHOWN
Design:	AJP
Check:	TRL
Drawing Number:	C-4
PEC Job No.	PEC 18-156



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT

June 26, 2018

Mr. David Page
531 Precita Avenue
San Francisco, CA 94110

Dear Mr. Page:

SUBJECT: Interim Operating Conditions for La Honda Winery
2631/2645 Fair Oaks Avenue, North Fair Oaks
APN 054-181-140; County File No. PRE-2018-00014

In operation since 2003, La Honda Winery is an urban winery that offers private venue rental space for corporate events, parties, and weddings. Located at 2631/2645 Fair Oaks Avenue in the unincorporated North Fair Oaks area of San Mateo County, La Honda Winery is zoned Light Industrial (M-1) and abuts a residential neighborhood.

In 2016, La Honda Winery submitted a Building Permit to legalize unpermitted interior work (BLD 2016-02421). Prompted by this application, the Planning and Building Department informed La Honda Winery that while the manufacture and storage of wine are permitted uses in the M-1 Zoning District, tasting rooms and venue rentals are not permitted uses. Working diligently with the Building Inspection Section to revise their building plans, La Honda Winery has elected to proceed with a Zoning Text Amendment, Use Permit, and Off-Street Parking Exception in order to amend the current M-1 Zoning Regulations to allow wineries with tasting rooms and venue rental space for private events.

On April 11, 2018, La Honda Winery began the Text Amendment process and applied for a Pre-Application (PRE 2018-00014) to solicit comments from reviewing agencies and the public. While they go through the Text Amendment process, La Honda Winery has requested that they be allowed to operate on an interim basis, and have submitted new building plans (BLD 2018-00871) to modify the existing building to ensure that it meets health and safety standards.

Due to their good faith efforts in working with the County including the installation of necessary health and safety features identified by Building officials, the Planning and Building Department will allow La Honda Winery to continue their wine tasting and event rental operations on an interim basis subject to the following conditions:



1. No wine tasting or event rental operations shall be permitted prior to passing final inspection for Building Permit BLD 2018-00871.
2. No more than three events shall be held per week.
3. Events held Sunday - Thursday evenings shall not extend beyond 10:00 p.m.
4. Events held Friday - Saturday evenings shall not extend beyond 12:00 a.m.
5. Event rental and wine tasting areas (excluding wine processing and storage areas, utility rooms, restrooms, and offices) shall not exceed 2,800 sq. ft.
6. All exterior lighting shall be located and directed so that rays and glare are confined to the premises.
7. All trash or similar debris shall be picked up daily.
8. The winery and event venue business shall maintain a good standing with the Sherriff's Department.
9. All food for winetasting or private events shall be cooked off-site.
10. The total number of occupants at any one time shall not exceed the maximum number of persons specified by the Fire Marshal.
11. Shuttle or group transportation shall be required for events scheduled between 7:00 a.m. - 4:00 p.m., Monday through Friday, for events larger than 15 persons.
12. Per La Honda Winery's Parking agreement with neighboring property owners, parking for evening and weekend events shall be directed toward the parking lots between 2643 and 2633 Fair Oaks Avenue and 2761 and 2731 Fair Oaks Avenue.
13. Planning and Building staff may conduct a site visit at any point in time to ensure compliance with all interim operating conditions.
14. This interim operating permit shall be valid for a period of one (1) year and may be revoked for any reason and at any time due to:
 - a. Failure to comply with the above listed conditions; or
 - b. Complaints received by the Planning and Building Department; or
 - c. Lack of notable progress on any pending Planning or Building permits; or
 - d. At the discretion of the Community Development Director.

To provide feedback, please visit the Department's Customer Survey at the following link: <http://planning.smcgov.org/survey>.

If you have any questions, you may contact me through the Executive Secretary Janneth Lujan by email at jlujan@smcgov.org or by phone at 650/363-1859.

Sincerely,



Steve Monowitz
Community Development Director

SAM:LAR:jlh – LARCC0285_WJN.DOCX

cc: Building Inspection Section
Modica Properties, LLC



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT



HEXAGON TRANSPORTATION CONSULTANTS, INC.

Memorandum

Date: November 8, 2019
To: David Page, La Honda Winery General Manager
From: Shikha Jain and Michelle Hunt
Subject: La Honda Winery Shared Parking Study

Hexagon Transportation Consultants, Inc. has completed a shared parking study for La Honda Winery located at 2645 Fair Oaks Avenue in unincorporated San Mateo County. La Honda Winery is not open to the public for tasting, however the venue may be rented for private events during the daytime, evening, and weekends. Event attendees use several modes of transportation to reach the venue including carpool, Uber or Lyft, and private shuttle transportation provided by the company/individual hosting the event. Parking needs for the evening and weekend events are satisfied through shared parking agreements with nearby businesses located at 2643/2663 Fair Oaks Avenue and 2731/2761 Fair Oaks Avenue. For the daytime events, La Honda Winery does not have shared parking agreements, and the event's contract requires group/shared transport to the winery.

Hexagon conducted a parking analysis to determine if the parking generated by La Honda Winery during evening and weekend events is adequately served by the shared parking agreements per the requirements of San Mateo County's Zoning Ordinance.

Parking Requirements

Parking requirements for La Honda Winery were calculated based on the County of San Mateo Zoning Regulations published on June 26, 2019.

Parking Requirements for Wine Production

La Honda Winery operates under the light industrial and mixed-use industrial category of "Distillation of Spirits and Wine and Brewing Beer" in Section 6276.7 of the County of San Mateo Zoning Regulations for the M-1/NFO Zoning District. This land use requires one parking space for every 1,500 square feet (s.f.). La Honda Winery contains 4,765 s.f. devoted to wine distillation, storage, and office area. Based on these parking requirements, La Honda Winery is required to provide three parking spaces for the wine production area.

La Honda Winery currently provides three unmarked parking spaces on its premises. These spaces will be marked as a part of landscaping changes planned for the site. Figure 1 shows the site plan for the winery including the on-site parking spaces. The on-site parking would meet the parking requirement for the wine production area.

Parking Requirements for Events

La Honda Winery also has a banquet hall/tasting area, where events are hosted. Per Section 6276.7 of the County of San Mateo Zoning Regulations for the M-1/NFO Zoning District, one parking space is required per 200 s.f. of tasting area for a winery. La Honda Winery has 2,585 s.f.



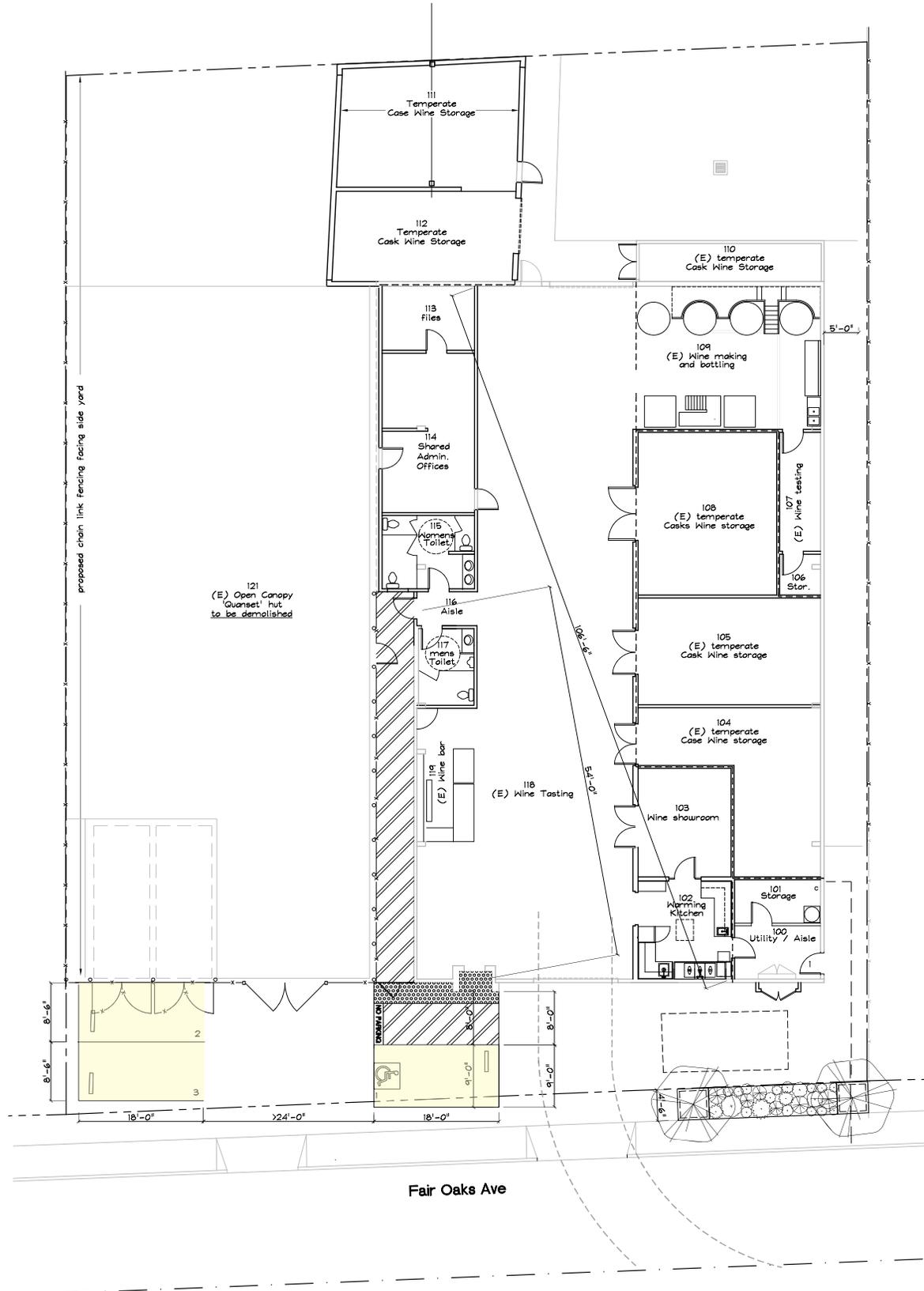


Figure 1
Site Plan

of banquet hall/tasting area requiring 13 parking spaces in addition to the 3 spaces required for the wine production area.

For daytime weekday events with more than 15 guests, La Honda Winery's event contract requires group/shared transport to the winery. There is a red curb in front of the winery, which could be converted to a passenger loading zone for drop-off/pickup for group and shared transportation. Since daytime event attendees use buses/shuttles or take a Lyft, Ubers, or taxi, which is reimbursed by their company, there is no need to provide additional off-site parking, and the winery has no shared parking agreements for this time. For daytime weekday events with 15 or fewer guests, the guests use on-street parking along Fair Oaks Avenue. Since the properties abutting the south side of Fair Oaks Avenue near the project site are single-family homes, which generate little parking demand during weekday business hours, there are a sufficient number of on-street parking spaces available for use by the winery for small daytime events.

The winery provides 48 additional off-site parking spaces for weekday evening and weekend events through shared agreements with nearby properties. Thus, with shared parking, the project would meet the County's parking requirement. A shared parking analysis was conducted to ensure that the shared parking agreement would satisfy the parking needs for all users (employees and visitors to nearby businesses and winery guests).

Shared Parking Analysis

Based on 2017 and 2018 event data, approximately 29% of La Honda Winery's events are daytime weekday events (7:00 AM to 4:00 PM) and 71% are weekday evening (5:00 PM to 10:00 PM) and weekend events. The capacity of the venue is 150 people, but most events are much smaller with an average attendance of 60 guests. The most common events hosted by the winery are corporate events where the clients arrange group/shared transportation.

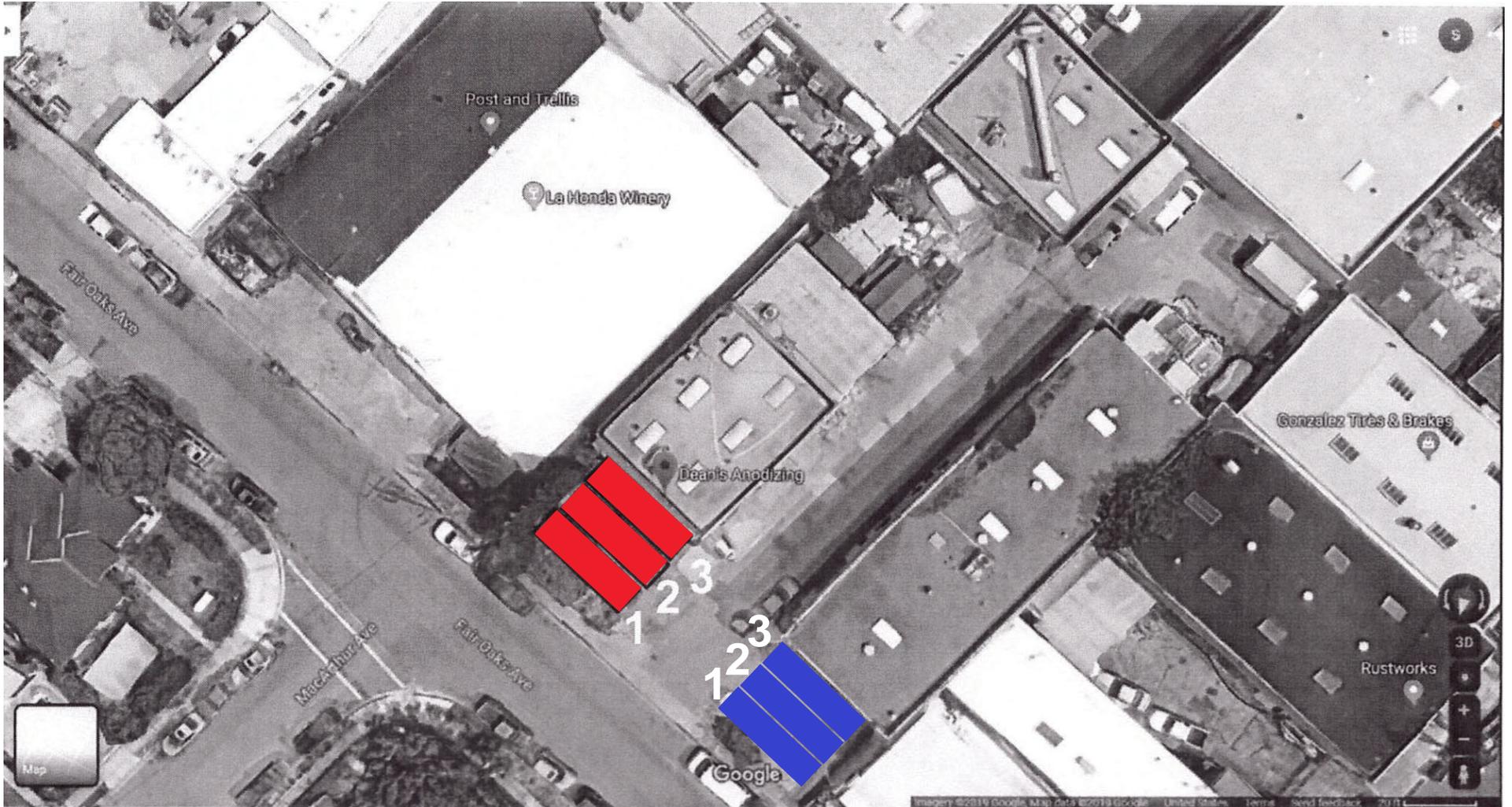
For events on weekday evenings and weekends, La Honda Winery has shared parking agreements with nearby businesses located at 2643/2663 Fair Oaks Avenue and 2731/2761 Fair Oaks Avenue for a total of 48 off-site parking spaces as shown in Figure 2A and Figure 2B.

The site at 2643/2663 Fair Oaks Avenue, located immediately adjacent to the winery, has six striped parking spaces that would be available for use by winery guests. While the shared parking agreement is specifically for these six marked parking spaces, the site contains a large expanse of unmarked pavement where many vehicles were observed to be parked. The count includes all vehicles parked on this site including vehicles parking in unmarked spaces in order to measure the full parking demand associated with the winery event.

The site at 2731/2761 Fair Oaks Avenue, which is located approximately 500 feet from the winery, has 42 striped parking spaces that would be available for use by winery guests.

Most employees at 2643/2663 Fair Oaks Avenue leave between 3:00 PM and 4:00 PM and most employees at 2731/2761 Fair Oaks Avenue leave by 2:30 PM. La Honda Winery has a shared parking agreement with the four property owners to use their parking lots on weekends between 7:00 AM and 12:00 AM and on weekdays between 5:00 PM and 12:00 AM. Therefore, there is minimal overlap between the businesses' usage of the parking and the winery's usage of the parking.

In order to determine the parking demand and supply for events at the winery, hourly parking counts were collected from 5:00 PM until 10:00 PM at La Honda Winery, 2643/2663 Fair Oaks



LEGEND

 = Parking for 2643 Fair Oaks Avenue

 = Parking for 2663 Fair Oaks Avenue

Figure 2A
Shared Parking Sites



LEGEND

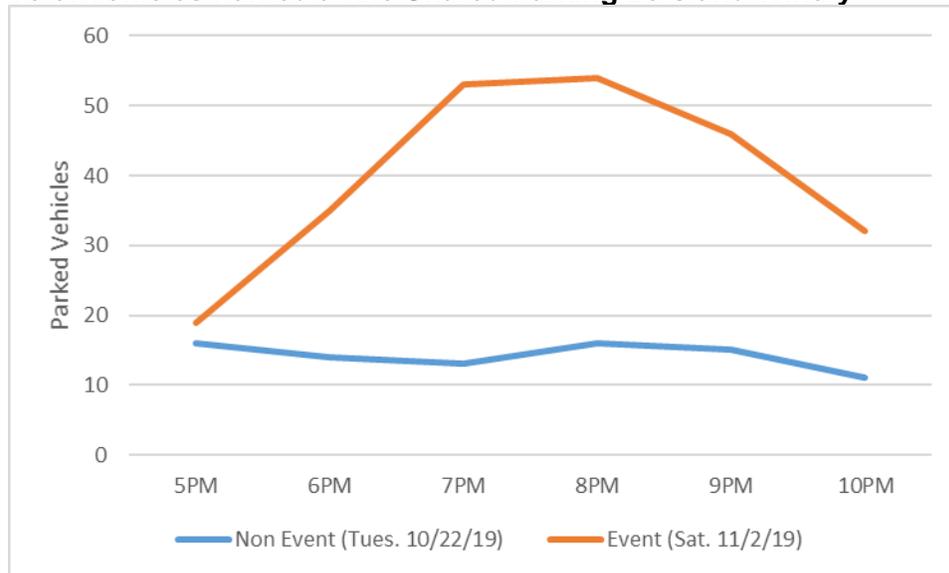
- = Parking for 2731 Fair Oaks Avenue
- = Parking for 2761 Fair Oaks Avenue

Figure 2B
Shared Parking Sites

Avenue, and 2731/2761 Fair Oaks Avenue for one weekday evening without an event (Tuesday, October 22, 2019) and one weekend with an event (Saturday, November 2, 2019). Hourly on-street parking counts on the same dates and times were also collected on Fair Oaks Avenue between Douglas Avenue and Hurlingame Avenue to quantify on-street parking usage. The event for which data was collected was a cocktail reception for 150 people (147 guests and 3 winery staff), which is the maximum capacity of the venue. Count sheets are attached in Appendix A.

Figure 3 shows the total number of vehicles parked each hour on non-event and event evenings at the shared parking lots and on the winery’s premises. On a non-event weekday evening, parking occupancy peaked at 5:00 PM and 8:00 PM, when a total of 16 vehicles were counted on-site at the winery and within the shared-use parking lots. After-hours parking on a non-event evening may include company-owned vehicles, employees leaving their cars overnight, or nearby residents who park their cars overnight in the business parking lot.

Figure 3
Total Vehicles Parked at the Shared Parking Lots and Winery



On a weekend evening with an event, parking occupancy peaked at 8:00 PM, with a total of 54 vehicles parked on-site at the winery and within the shared-use parking lots. Assuming the baseline (non-event) parking demand is the same on Saturday evenings and weekday evenings, the winery event is estimated to result in a total of 38 additional parked vehicles at 8 PM (54 vehicles with an event less 16 vehicles without an event). At 7:00 PM, the parking occupancy was slightly lower both with and without an event, however, the delta between the non-event parking count (13 vehicles) and the event parking count (53 vehicles) was greater. Thus, a maximum-capacity winery event is estimated to generate a parking demand of approximately 40 vehicles. This represents a worst-case scenario since the attendance at most winery events is less than half of the number at this maximum capacity event. Therefore, for most weekday evening and weekend events, parking occupancy of the shared parking lots is anticipated to be much lower.

Data collected for on-street parking usage along Fair Oaks Avenue near La Honda Winery during non-event weekday evenings shows that on-street parking occupancy increased steadily from 72 percent at 5:00 PM to 100 percent at 9:00 PM and 10:00 PM. On a Saturday evening with an event, parking occupancy varied between 78 and 94 percent. The lower parking occupancy on an

event evening indicates that few, if any, attendees at the events hosted at the winery are parking on the street. Table 1 presents the hourly on-street parking occupancy with and without an event.

**Table 1
On-Street Parking Occupancy on Fair Oaks Avenue with and without an Event**

	Non-Event ¹		Event ²	
	Parked Vehicles	% Parking Occupancy ³	Parked Vehicles	% Parking Occupancy ³
5:00 PM	23	72%	27	84%
6:00 PM	28	88%	27	84%
7:00 PM	29	91%	30	94%
8:00 PM	28	88%	26	81%
9:00 PM	32	100%	25	78%
10:00PM	32	100%	27	84%

¹Vehicles counted on Tuesday, October 22nd, 2019

²Vehicles counted on Saturday, November 2, 2019

³There are approximately 32 on-street parking spaces on Fair Oaks Avenue between Douglas Avenue and Hurlingame Avenue (spaces are not marked so capacity is an estimate)

Table 2 presents the total marked parking spaces available at each shared parking site, the maximum parking occupancy at each site under non-event and event conditions, and the parking demand generated by the event. At the winery itself, the maximum parking count during an event was four vehicles, while the site is intended to accommodate only three vehicles in unmarked parking spaces. However, the parking spaces will be formalized once the landscaping changes are implemented, which should prevent overparking at the site.

At 2643/2663 Fair Oaks Avenue, a peak of 23 vehicles were counted during an event, which is 19 more than the baseline count on a weekday without an event. At 2731/2761 Fair Oaks Avenue, the winery event is estimated to generate an additional 19 parked vehicles (27 vehicles with event less 8 vehicles without event).

**Table 2
Off-Street Parking Occupancy with and without an Event**

Site	Total Marked Spaces	Maximum Parked Vehicles ¹		
		Non-Event ²	Event ³	Generated by Event
La Honda Winery (2645 Fair Oaks Ave)	3 ⁴	2	4	2
2643/2663 Fair Oaks Avenue	6	4	23	19
2731/2761 Fair Oaks Avenue	42	8	27	19
Total	51	14	54	40

¹ Count includes vehicles parked in marked and unmarked spaces
² Vehicles counted on Tuesday, October 22nd, 2019
³ Vehicles counted on Saturday, November 2, 2019
⁴ The spaces are currently unmarked but will be marked after the planned landscaping changes are implemented on the site.

Although the total peak parking demand generated by a capacity winery event would be less than the total proposed off-street parking supply (40 vehicles versus 51 spaces), non-event usage of the shared parking facilities was observed to result in a total off-street parking demand that exceeds the total marked parking spaces (54 vehicles versus 51 spaces). Vehicles were observed to double park behind other vehicles in some locations and to park in other unmarked spaces, which could impede parking lot circulation. Furthermore, there is an imbalance of parking occurring between the two parking lots with 2643/2663 Fair Oaks Avenue being overutilized and 2731/2761 Fair Oaks Avenue being underutilized. Since the site at 2643/2663 Fair Oaks Avenue is closer to the winery and people prefer to park here, it is recommended that La Honda Winery coordinate with the businesses on this site to formalize some of the informal parking spaces. 90-degree parking spaces could be striped along the back edge of the site, and parallel parking spaces could be striped along the building at 2663 Fair Oaks Avenue. Approximately 6 to 10 additional marked spaces could be added to this site.

Additionally, La Honda Winery should implement a parking management plan to ensure that guests do not park illegally. Measures that can be taken as part of the parking management plan include posting signage outside the winery indicating where guests can park, using traffic cones to discourage parking in unmarked areas, and placing temporary signage such as an A-frame portable sidewalk sign at the entrance to each shared parking site to identify winery event parking. Temporary signage at the 2643-2663 Fair Oaks site should also direct guests to additional winery event parking at 2731/2761 Fair Oaks when the lot closest to the winery is full. Furthermore, the parking management plan should include measures to minimize or discourage the use of shared parking spaces by non-event users during events on weekday evenings and weekends to ensure that the spaces are available for winery event guests as set forth in the shared parking agreement. This will require the winery to work closely with the businesses that have entered into shared parking agreements.

Conclusions

La Honda Winery meets the parking requirements set forth in the County of San Mateo Zoning Code Regulations. The winery provides three parking spaces on site, which meets the requirement for distillation and storage operations. The winery has entered into shared parking agreements with nearby properties at 2643/2663 Fair Oaks Avenue and 2731/2761 Fair Oaks Avenue for 48 additional off-street parking spaces for events on weekday evenings or weekends, which exceeds the 13 parking spaces required according to the County Zoning Code. Guests at small daytime events (with 15 or fewer guests) use on-street parking along Fair Oaks Avenue. For daytime events with more than 15 guests, La Honda Winery's event contract requires group/shared transport to the winery, thus additional parking is not required for daytime events.

Data collected for on-street parking usage along Fair Oaks Avenue shows that few, if any, winery event attendees park on the street. Based on a comparison of parking occupancy counts conducted without and with an event, a maximum-capacity winery event is estimated to generate a parking demand of approximately 40 vehicles. This represents a worst-case scenario since the attendance at most winery events is less than half of the number at this maximum capacity event. Therefore, for most weekday evening and weekend events, parking occupancy of the shared parking lots is anticipated to be much lower.

Although there is sufficient parking available between the winery and the shared parking sites to accommodate the parking demand associated with a maximum capacity winery event, La Honda Winery should coordinate with the businesses at 2643/2663 Fair Oaks Avenue to formalize parking on the unmarked pavement. Approximately 6 to 10 additional marked spaces could be added to this site. Furthermore, La Honda Winery should implement a parking management plan to ensure that guests do not park illegally and to minimize or discourage the use of shared parking spaces by non-event users during events on weekday evenings and weekends.

APPENDIX A – PARKING OCCUPANCY COUNTS

19MH18- La Honda Winery

Date: 10/22/2019 & 11/2/2019
Counter: Kathy
Intersection Name: La Honda Winery
Weather: Fair

AUTO CENSUS
Traffic Monitoring and Analysis
5973 Larkstone Loop
San Jose, Ca. 95123
Phone 408-533-3398

Tuesday, October 22nd

	2643/2663	2731/2761	On-street	2645
5PM	3	12	23	1
6PM	4	9	28	1
7PM	4	8	29	1
8PM	6	8	28	2
9PM	6	8	32	1
10PM	2	8	32	1

Saturday, November 2nd

	2643/2663	2731/2761	On-street	2645
5PM	9	7	27	3
6PM	23	10	27	2
7PM	23	27	30	3
8PM	23	27	26	4
9PM	18	25	25	3
10PM	15	14	27	3



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT

County of San Mateo
Planning and Building Department

PARKING AGREEMENT

Planning File No. PLN 2019-00021
APN No. 054-181-140

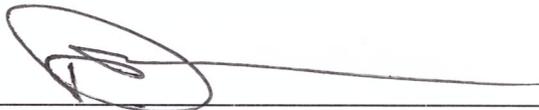
This Agreement is made and entered into on this 16th day of October, 2019 by and between Modica Properties, LLC, a California Limited Liability Company ("Property Owner"), David Page ("La Honda Winery"), and the County of San Mateo ("County")

The Parties agree as follows;

- A. That there will be no alteration to the uses at 2645/2631 Fair Oaks Avenue, Redwood City ("Premises") that will create a greater demand for parking, and guarantee that any change of use will require immediate written notification to the San Mateo County Planning and Building Department and a reassessment of the parking demand of the revised project and any necessary updates to the written agreement;
- B. The attached leases allow for access to and use of the off-site parking facilities;
- C. The County may require parking facilities in addition to those originally approved, upon finding by the Planning Commission that adequate parking to serve the use(s) has not been provided and;
- D. The County, acting through the Planning Commission, may for due cause and upon notice and hearing, unilaterally modify, amend, or terminate the Use Permit and/or agreement at any time.

Steve Monowitz, Community Development Director
County of San Mateo

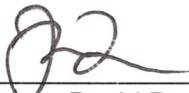
Date



Modica Properties, LLC. , Property Owner

10-16-19

Date



La Honda Winery, David Page, Applicant

10/16/19

Date

PARKING SPACE LEASE AGREEMENT
2643 FAIR OAKS AVENUE

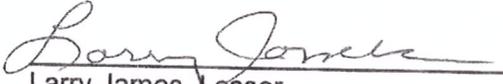
The Owners, Larry James, Doris James, and Lisa James of 2643 Fair Oaks Avenue Redwood City, CA ("Lessors"), do hereby agree to let La Honda Winery located at 2645 Fair Oaks Ave ("Lessee") 3 parking spaces located at 2645 Fair Oaks Avenue, Redwood City, CA 94063 (APN: 054-181-230). The following terms and conditions shall apply to this Parking Space Lease Agreement ("Agreement").

Three (3) parking spaces, as depicted in Exhibit A, are available Monday – Friday between the hours of 5:00 P.M. and 12:00 A.M. and Saturday and Sunday between the hours of 7:00 A.M. and 12:00 A.M.

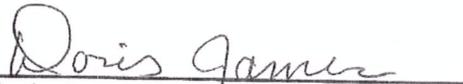
Terms and Conditions:

1. *Items Left in Vehicle*
Lessor shall not be responsible for damage or loss to possession or times left in Lessee's vehicles
2. *Damage to Vehicles*
Lessor shall not be responsible for damage to Lessee's vehicles, whether or not such damage is caused by other vehicle(s) or person(s) in the parking lot and surrounding area.
3. *Scheduling*
The Lessee agrees to send a regular monthly schedule and update of upcoming events by mail to the Lessor. If a scheduling conflict arises, the Lessor shall notify the Lessee within 5 business days of receipt of the subject monthly schedule.
4. *Termination*
This agreement shall stay in force until either the Lessee or Lessors wish to terminate. Either party may terminate this Agreement by providing a 30-day written notice to the other party. Any such notice shall be directed to the appropriate party at the party's address as listed below in this Agreement. If this subject Agreement is terminated, the Lessor and Lessee agree to notify San Mateo County Planning and Building Department within 3 business days of said termination.

EXECUTED AND AGREED by the parties hereto, on this 24 day of OCT, 2019.


Larry James, Lessor

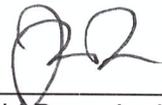
10-24-19
Date


Doris James, Lessor

10-24-19
Date



Lisa James, Lessor



David Page, La Honda Winery, Lessee

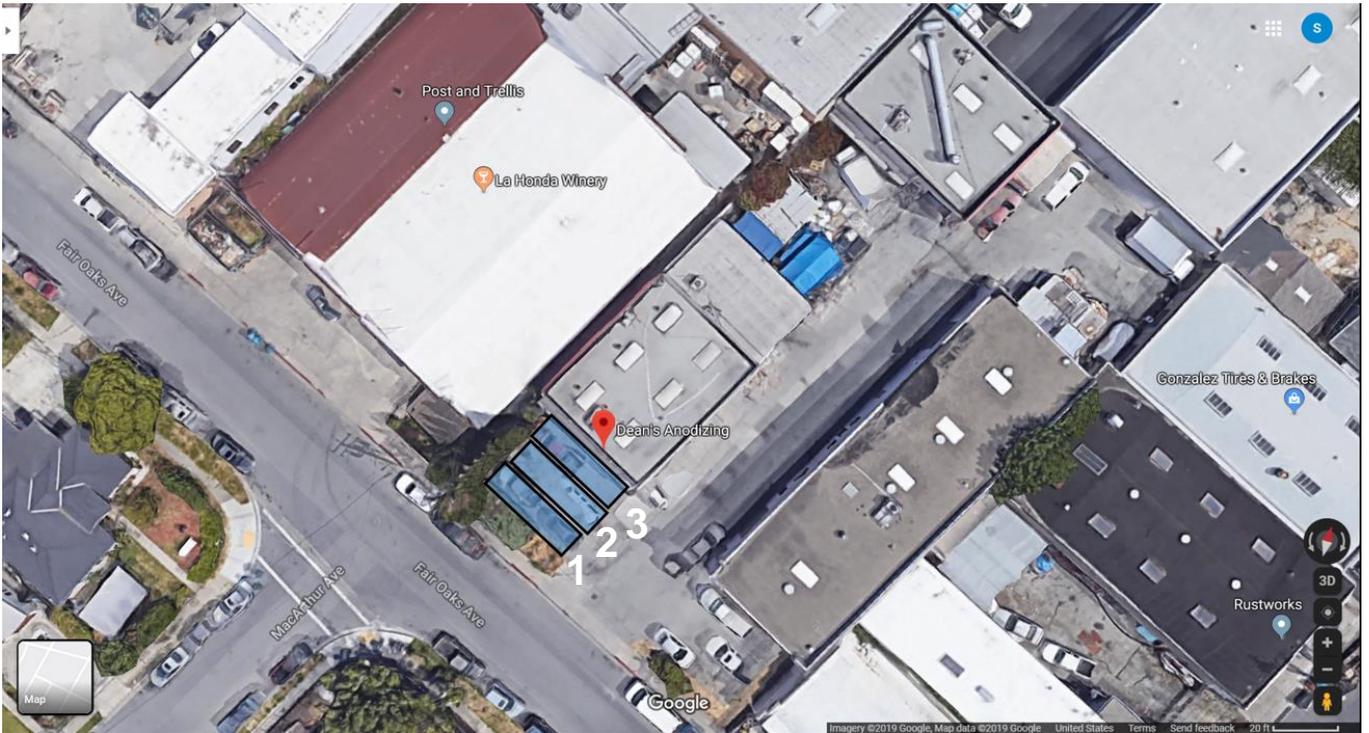


Date

10/24/19

Date

EXHIBIT A
2643 Fair Oaks Avenue
APN: 054-181-230



PARKING SPACE LEASE AGREEMENT
2663 FAIR OAKS AVENUE

The Owners, Dan and Valerie Bridges, of 2663 Fair Oaks Avenue, Redwood City, CA ("Lessors"), do hereby agree to let La Honda Winery located at 2645 Fair Oaks Avenue, Redwood City, CA ("Lessee") 3 parking spaces located at 2663 Fair Oaks Avenue, Redwood City CA 94063 (APN: 054-181-220). The following terms and conditions shall apply to this Parking Space Lease Agreement ("Agreement").

Three (3) parking spaces, as depicted in Exhibit A, are available Monday – Friday between the hours of 5:00 P.M. and 12:00 A.M. and Saturday and Sunday between the hours of 7:00 A.M. and 12:00 A.M.

Terms and Conditions:

1. *Items Left in Vehicle*
Lessor shall not be responsible for damage or loss to possession or times left in Lessee's vehicles
2. *Damage to Vehicles*
Lessor shall not be responsible for damage to Lessee's vehicles, whether or not such damage is caused by other vehicle(s) or person(s) in the parking lot and surrounding area.
3. *Scheduling*
The Lessee agrees to send a regular monthly schedule and update of upcoming events by mail to the Lessor. If a scheduling conflict arises, the Lessor shall notify the Lessee within 5 business days of receipt of the subject monthly schedule.
4. *Termination*
This agreement shall stay in force until either the Lessee or Lessor wishes to terminate. Either party may terminate this Agreement by providing a 30-day written notice to the other party. Any such notice shall be directed to the appropriate party at the party's address as listed below in this Agreement. If this subject Agreement is terminated, the Lessor and Lessee agree to notify San Mateo County Planning and Building Department within 3 business days of said termination.

EXECUTED AND AGREED by the parties hereto, on this 23rd day of October, 2019.



Dan Bridges, Lessor

10-23-2019

Date

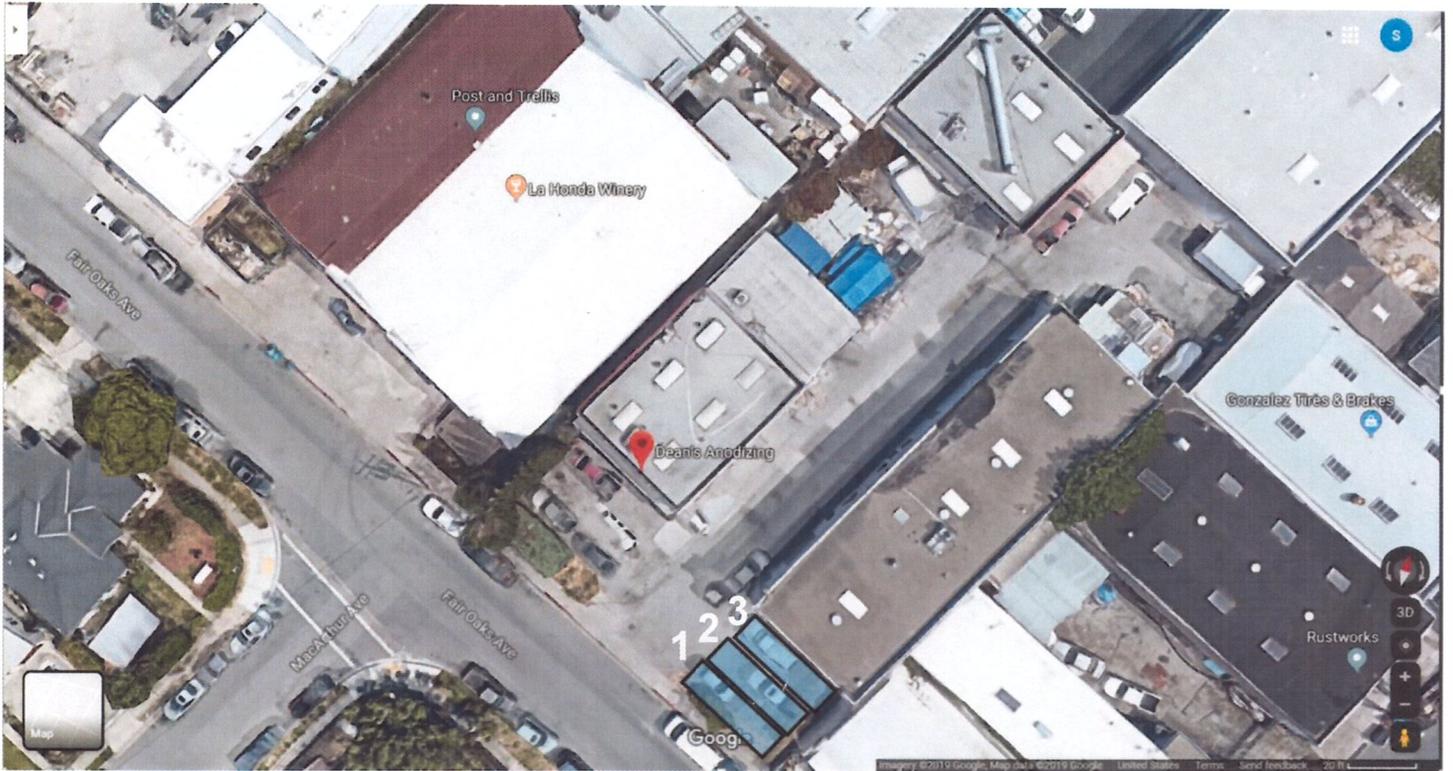
Valerie Bridges
Valerie Bridges, Lessor

10/23/2019
Date

DP
David Page, La Honda Winery, Lessee

10/23/19
Date

EXHIBIT A
2663 Fair Oaks Avenue
APN: 054-181-220



PARKING SPACE LEASE AGREEMENT
2731 FAIR OAKS AVENUE

Ethical Naturals, located at 2731 Fair Oaks Avenue, Redwood City, CA ("Lessor") does hereby agree to let La Honda Winery located at 2645 Fair Oaks Avenue, Redwood City, CA ("Lessee") 18 parking spaces located at 2731 Fair Oaks Avenue, Redwood City CA 94063 (APN: 054-184-160). The following terms and conditions shall apply to this Parking Space Lease Agreement ("Agreement").

Eighteen (18) parking spaces, as depicted on Exhibit A, are available Monday – Friday between the hours of 5:00 P.M. and 12:00 A.M. and Saturday and Sunday between the hours of 7:00 A.M. and 12:00 A.M.

Terms and Conditions:

1. *Items Left in Vehicle*
Lessor shall not be responsible for damage or loss to possession or times left in Lessee's vehicles
2. *Damage to Vehicles*
Lessor shall not be responsible for damage to Lessee's vehicles, whether or not such damage is caused by other vehicle(s) or person(s) in the parking lot and surrounding area.
3. *Scheduling*
The Lessee agrees to send a regular monthly schedule and update of upcoming events by mail to the Lessor. If a scheduling conflict arises, the Lessor shall notify the Lessee within 5 business days of receipt of the subject monthly schedule.
4. *Operation*
The Lessee agrees to open and lock the parking gate before and after events.
5. *Termination*
This agreement stays in force until either the Lessee or Lessor wishes to terminate. Either party may terminate this Agreement by providing a 30-day written notice to the other party. Any such notice shall be direct to the appropriate party at the party's address as listed below in this Agreement. If this subject Agreement is terminated, the Lessor and Lessee agree to notify San Mateo County Planning and Building Department within 3 business days of said termination.

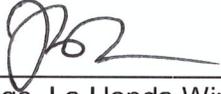
EXECUTED AND AGREED by the parties hereto, on this 23 day of October, 2019.



Leo Liu, Director of Ethical Naturals
Lessor

10/23/2019

Date

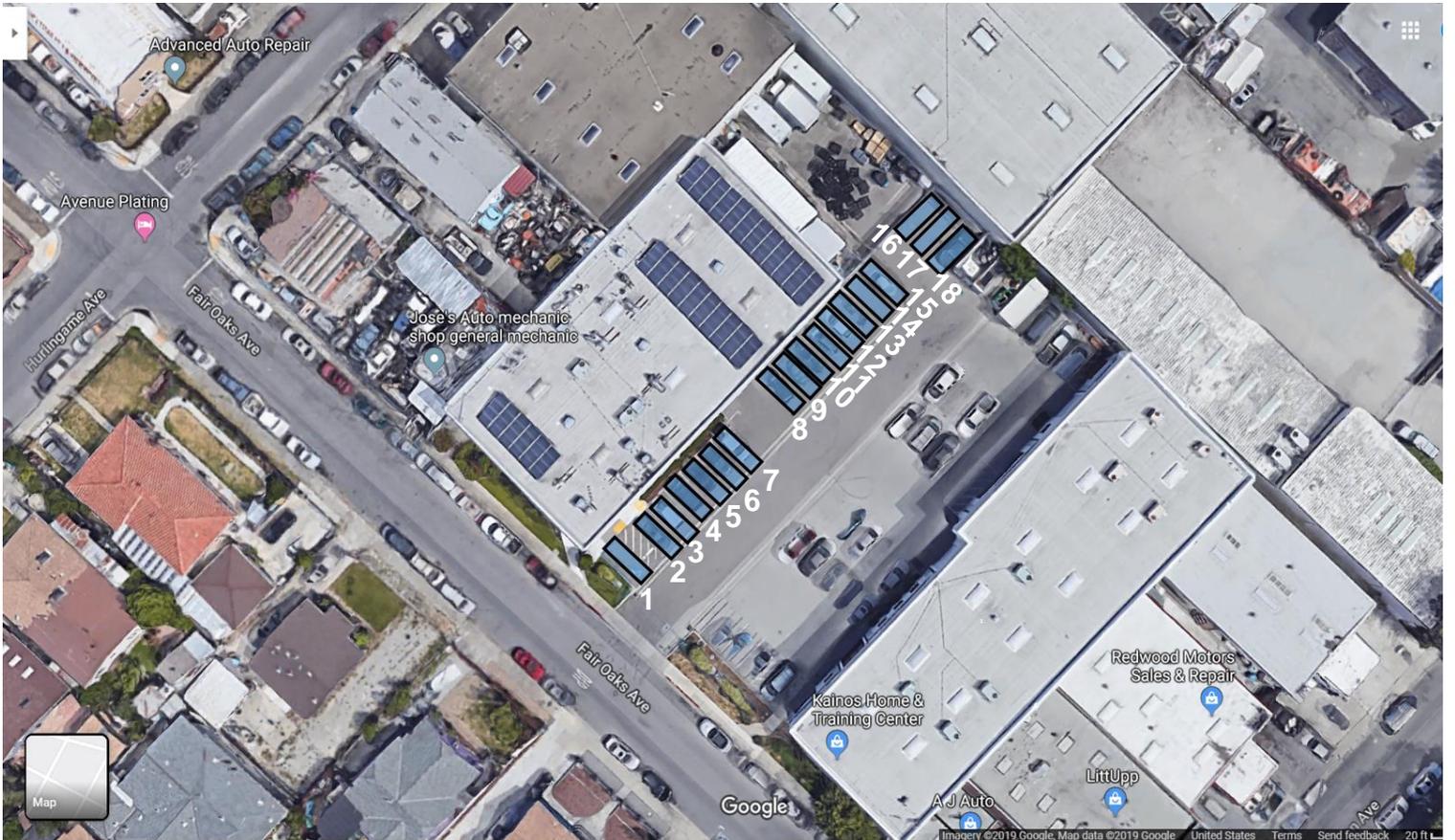


David Page, La Honda Winery, Lessee

6/23/19

Date

EXHIBIT A
2731 FAIR OAKS AVENUE
APN: 054-184-160



PARKING SPACE LEASE AGREEMENT
2761 FAIR OAKS AVENUE

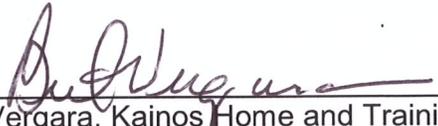
Kainos Home and Training Center of 2761 Fair Oaks Avenue, Redwood City ("Lessor") does hereby agree to let La Honda Winery, located at 2645 Fair Oaks Avenue, Redwood City, CA ("Lessee") 24 parking spaces located at 2731 Fair Oaks Avenue, Redwood City, CA 94063 (APN: 054-184-150). The following terms and conditions shall apply to this Parking Space Lease Agreement ("Agreement").

Twenty-Four (24) parking spaces, as depicted in Exhibit A, are available Monday – Friday between the hours of 5:00 P.M. and 12:00 A.M. and Saturday and Sunday between the hours of 7:00 A.M. and 12:00 A.M.

Terms and Conditions:

1. *Items Left in Vehicle*
Lessor shall not be responsible for damage or loss to possession or times left in Lessee's vehicles
2. *Damage to Vehicles*
Lessor shall not be responsible for damage to Lessee's vehicles, whether or not such damage is caused by other vehicle(s) or person(s) in the parking lot and surrounding area.
3. *Scheduling*
The Lessee agrees to send a regular monthly schedule and update of upcoming events by mail to the Lessor. If a scheduling conflict arises, the Lessor shall notify the Lessee within 5 business days of receipt of the subject monthly schedule.
4. *Operation*
The Lessee agrees to open and lock the parking gate before and after events.
5. *Termination*
This agreement stays in force until either the Lessee or Lessor wishes to terminate. Either party may terminate this Agreement by providing a 30-day written notice to the other party. Any such notice shall be direct to the appropriate party at the party's address as listed below in this Agreement. If this subject Agreement is terminated, the Lessor and Lessee agree to notify San Mateo County Planning and Building Department within 3 business days.

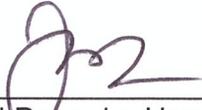
EXECUTED AND AGREED by the parties hereto, this the 24 day of Oct., 2019.



Bert Vergara, Kainos Home and Training
Lessor

10/24/19

Date



David Page, La Honda Winery
Lessee

10/24/19
Date

EXHIBIT A
2761 FAIR OAKS AVENUE
APN: 054-184-150

