Item No: 1
Meeting Date. 12/18/2012

To: Planning Commission

Date: November 28, 2012

Authorized By: Ronald Munekawa, Chief of Planning

By: Lisa Ring, Senior Planner
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Subject: PA 12-071, 501 North San Mateo Drive

RECOMMENDATION

That the Planning Commission consider if the market use at 501 N. San Mateo Drive is a legal nonconforming use in accordance with Section 27.72.030 of the Zoning Code.

BACKGROUND

On November 15, 2012, the City Council requested that the City initiate public hearings to determine if the market use is a legal non-conforming use in accordance with Section 27.72.030 of the Zoning Code. This process requires that the item be referred to the Planning Commission for a recommendation in accordance with Zoning Code Section 27.72.052. Once the Planning Commission makes a recommendation to the City Council, the matter will be heard before the City Council for final determination. 7-Eleven's description of the market is attached (refer to Attachment 1).

Zoning Code Treatment of Nonconforming Uses

The Zoning Code, Chapter 27 of the Municipal Code, defines nonconforming uses (Section 27.04.330), provides a process for determining whether a use is legal nonconforming (Section 27.72.030), provides for the continuance and termination of legal nonconforming uses (Sections 27.72.010 and 020, respectively) and provides for the maintenance of buildings that contain nonconforming uses (Section 27.72.060). These sections of the Zoning Code are directly applicable to the determination being considered by the Planning Commission and City Council and are summarized below. The entire Nonconforming Buildings and Uses Chapter of the Zoning Code (Chapter 27.72) is attached for reference (Attachment 2).

Generally, based upon Section 27.04.330 of the City of San Mateo Zoning Code, a non-conforming use means any building, structure or land lawfully occupied by a use or lawfully established, which does not conform with the regulations of the current code. A nonconforming use can be created over time as modifications are made to the zoning code text or to designations on the zoning map.

Determination of Legal Nonconforming Uses-As stated above, Section 27.072.030 provides for the initiation of proceedings to determine whether a nonconforming use may be considered legal. These proceedings may be initiated by the property owner, the planning commission, or the city council.

Continuation of Legal Nonconforming Uses-Section 27.72.010, of the zoning code provides for the continuation of a lawfully established use of a building or land that does not conform to the current use regulations. Further ,Section 27.72.010(b) states that any legal nonconforming building or structure may be continued in use provided there is no physical change other than necessary maintenance and repair, except as otherwise permitted herein (the herein refers to the Nonconforming Buildings and Uses Chapter of the Zoning Code).

Termination of Legal Nonconforming Uses-Section 27.72.020 includes various provisions for the termination of legal nonconforming uses. These include rules for the termination of uses on properties on which buildings are located, as well as rules for the termination of uses on land without buildings.

Maintenance of Building Containing a Legal Nonconforming Use-Section 27.072.060(a) provides for normal maintenance of a building or other structure containing a nonconforming use, including necessary nonstructural repairs and incidental alterations which do not extend or intensify the nonconforming use.

501 N. SAN MATEO DRIVE

The specific question the Planning Commission is being asked is whether or not the retail use located at 501 N. San Mateo Drive is a legal nonconforming use. The City Council has initiated Section 27.72.030 of the Zoning Code to enable that decision to be made. The Planning Commission will be making a recommendation to the City Council. Understanding the chronology of previous events and decisions will assist the Planning Commission and City Council in making their respective recommendations and decisions. That chronology is outlined below.

Chronology of Previous Events and Decisions

The site and building at 501 N. San Mateo has operated as a market since the 1920's, and has been the location of several different markets. When Stangelini's Italian Market and Deli closed in September 2010, the property was sold (in 2010) to Isaac Choy and Susan Lin, as a commercial investment. A demolition permit was issued on February 1, 2011 to prepare the space for another tenant including the removal of: 1) a non-load bearing interior wall; 2) a small exterior shed; and 3) old interior counter tops. The work was completed as approved**.** The property was marketed continuously for sale or rental as a variety of uses; however it remained vacant for approximately two years before the property was purchased in 2012.

In October of 2011, a representative of Portfolio Development Partners LLC, a commercial real estate firm specializing in retail commercial uses approached the City regarding the use of the site as a market. At that time staff told Portfolio that an amendment to the City's Zoning Code would be required to continue the non-conforming use on the property, since a market had not operated on the site for the past six months.

In January of 2012, Portfolio submitted an application for a Zoning Code Amendment to extend the time period for non-conforming uses. Although requested for this property, this amendment would apply to all non-conforming uses throughout the City. A neighborhood meeting was planned in February 2012 to discuss this potential code amendment.

In preparation for the neighborhood meeting, planning staff consulted with the city attorney's office regarding the scope of the proposed code amendment: including the proposed time frame of the amendment, applicability of definitions contained in the zoning code and implementation of the amendment. As part of this consultation with the attorney's office, planning staff reviewed the previous building permits on the project site, including the building permit issued on February 1, 2011 to prepare the space for another tenant. In reviewing the proposed ordinance and site information, the attorney consulted determined that the amendment might not be necessary.

Based upon further research of pertinent codes and case law, the attorney determined that there had to be an intent to abandon the market use on the property in order for the legal status to be lost. The reviewing attorney summarized her findings in an email on March 2, 2012 (refer to Attachment 3). In this email, the consulting attorney asked for information related to the status of the building and use, including marketing efforts, repairs made to the building, etc. This information was provided to city staff on March 19, 2012 (refer to Attachment 4). This letter outlines how the property was marketed for rent and eventually for sale in an attempt to attract a tenant, including the commercial real estate listing services, and incidental modifications and improvements made to the building. This letter provides additional information to that which was included in the October 18, 2011 letter from property owners Isaac Choy and Susan Lin regarding the history and operations of the market, as well as their attempts to market the property (refer to Attachment 5).

Based upon the understanding of the consulting attorney's direction and of the history of the use of this property, when the neighborhood meeting was held on February 29, 2012, city staff notified those in attendance that continuance of a market use on the site would not likely require a code amendment, and that such use was likely to be determined to be legal non-conforming, since it had not been abandoned and improvements continued to be made to the property. After the meeting, upon review of the information submitted by property owner, staff determined that the use met the continuance of a legal nonconforming use standards.

A building permit for minor interior improvements for the retail/market use was approved on August 30, 2012. Once the determination was made that the retail/market use was a continuation of a legal non-conforming use, and all other relevant Building and Fire code requirements were met, there was no discretion under which the City could deny the building permit. The property was purchased in 2012 by Portfolio Development Partners LLC for $1,009,000, in anticipation of receiving this building permit and with the intent of reopening a market on the property (refer to Attachment 6).

When nearby residents learned in late August/early September that 7-Eleven was preparing the property for a new store, concerns were raised with city officials stating that the proposed use was not a continuation of the long-standing market on the site and constituted a new use. In response to these concerns, Councilman Lim initiated a public hearing process under Section 27.72.050 of the zoning code to determine whether the market use should be terminated.

In accordance with Section 27.72.052, on October 30, 2012, the Planning Commission conducted a public hearing on the termination question. At this hearing, residents in the area raised concerns about

the impacts the 7-Eleven store would have on their neighborhood. In addition, an attorney retained by some of the neighbors asserted that under other provisions of the zoning code, the legal status of the prior market had been lost. The Planning Commission approved a recommendation to terminate the market use and amortize the use for 5 years. The Planning Commission also recommended that the City pay for the remaining 9 years needed to recoup losses. In addition, the commission recommended that the City Council consider initiating a process under Section 27.72.030 to determine whether the legal nonconforming use status of the property had been lost.

As summarized above, the City Council initiated proceedings to determine if the market use is a legal non-conforming use in accordance with Section 27.72.030 of the Zoning Code and has referred the matter back to the Planning Commission for a recommendation.

Staff's Determination that the 501 N. San Mateo Drive Market Use is a Legal Non-Conforming Use

A determination was made by the city staff in March 2012, that based on the long-term use of the site as a market and the fact that the use was not abandoned, the market on the site is considered a legal non-conforming use. As stated above, the definition of abandonment does not only mean ceasing the use for a specified period of time. There must also be evidence of an intent to abandon the use, which means that the owner is purposefully acting in a manner that indicates the owner is not seeking to continue the legal nonconforming use. In this specific case, the intent to abandon the use was not in evidence. The property owner continued to conduct minor interior repairs and nonstructural improvements while the building was unoccupied and consistently advertised for a tenant. The building was listed on a variety of commercial real estate listing services while it was unoccupied and a building permit was issued on February 1, 2011 to prepare the space for another tenant. Although the building was vacant for approximately two years, the property owners were acting in a manner that indicates they were seeking to continue its legal nonconforming commercial use. For the reasons above, the City staff determined that the 7-Eleven market use is considered a continuation of the legal nonconforming use. Details of these determinations are included below as responses to the arguments made by the neighbors' attorney and for consideration by the Planning Commission as it makes its recommendation.

Arguments Made by Neighbors' Attorney

At the Planning Commission hearing held on October 30, 2012 and at the City Council meeting held on November 15, 2012, Camas Steinmetz, an attorney representing some of the nearby residents presented a variety of arguments regarding the status of property as a legal nonconforming use. These arguments included that the use is not a legal non-conforming use since it has not been established as a legal non-conforming use under Section 27.72.030; that the legal non conforming status of use, even if it was at one point a legal non-conforming use, has been lost since the building was vacant for more than six months; there were physical changes made to the building and that the use was marketed for a variety of uses. In addition, Ms. Steinmetz states that the location of a 7-Eleven market at this location is an intensification of the previous use and that it would require a Special Use Permit. These arguments and a response by staff are discussed in further detail below.

Response to Neighbors' Legal Arguments

Ms. Steinmetz's arguments are described in a letter addressed to the Planning Commission dated October 29, 2012 (refer to Attachment 7). Ms. Steinmetz's arguments and staff's response to those arguments are addressed below.

The Legal Status of the Nonconforming Market Use Has Not Been Established

Initially, Ms. Steinmetz asserts "…that the use must first be established as legal nonconforming pursuant to Section 27.72.030…" (See Steinmetz letter at the top of page 2.) Staff disagrees. While Section 27.72.030 provides for the initiation of a process to "ascertain and establish" a nonconforming use, the completion of this process is not mandatory. Whether a nonconforming use may be continued is a legal conclusion that is based upon the application of the other provisions of Chapter 27.72 to the facts presented. Section 27.72.030 provides an optional process for making this determination if it is initiated by the property owner, planning commission, or city council. An alternative process for making this determination is for the staff to review the facts concerning the use of the property and to make this decision. Staff makes these determinations on a near daily basis when it responds to questions presented by the public on what may and may not be done on specific properties within the community under the city's zoning code. This is what occurred with the subject property.

The Legal Status of the Nonconforming Market Use has been Lost Because It was Discontinued for More than 6 Months

Ms. Steinmetz argues that the previous, nonconforming market use lost its legal status, because it had been discontinued for more than 6 months. In support of this argument she cites Section 27.72.020(b), which provides, in relevant part, that, "whenever a nonconforming use of a building...has been discontinued for a period of six consecutive months, such use shall not after being discontinued or abandoned be reestablished." Ms. Steinmetz argues that under this language a use may lose its legal nonconforming status if it is discontinued, or if it is abandoned. While focusing on this language on its own seems to support this conclusion, examining this section in the context of the other provisions of section 27.72.020 leads to a different conclusion.

In staff's opinion, the drafters of Section 27.72.020 intended for there to be two *different* rules for determining when a nonconforming use loses its legal status. Subsection (b) states the rule to be applied "whenever a nonconforming use of a building or structure" is involved. Subsection (c) states the rule that applies "where no enclosed building is involved." Under subsection (c), the rule is that "discontinuance of a nonconforming use for a period of six months *constitutes abandonment*." (Emphasis added.) These words suggest that "abandonment" is required for a nonconforming use to lose it legal status; however, when there is no enclosed building involved, mere discontinuance for a period of six months is deemed to be abandonment.

Subsection (b) uses very different language to describe the rule when a building or structure is involved, as is the case with the subject property. Again, this subsection states the rule as follows: "whenever a nonconforming use of a building...has been discontinued for a period of six consecutive months, such use shall not after being discontinued or abandoned be reestablished." Because the drafters used different language to describe the rule when a building is involved (and gave this rule its own subsection), staff believes they intended to provide a different rule, that is , that something more than cessation of use for six months is required. Staff believes the more reasonable interpretation of subsection (b) in light of its juxtaposition with subsection (c) is that whenever a building is involved there must be a discontinuance of the use *and* abandonment.

There is a sound policy reason to support this interpretation. When either no enclosed building, or no building at all, is involved, it is very easy for the property owner to convert the property from a

nonconforming to a conforming use. Thus, establishing a lower threshold for loss of legal nonconforming status (e.g. mere cessation of use) makes sense. On the other hand the presence of a building on the property makes conversion to a conforming use more expensive and complicated. The property owner must incur the cost of demolishing the building and preparing the site for the conforming use. Thus, it makes sense that when a building is involved; the city would require that the intent to abandon the previous nonconforming use be present before finding that the legal status of that use is lost.

Unnecessary Physical Changes to the Building Caused the Legal Status to be Lost Under Section 27.72.010(b)

Ms. Steinmetz argues that under Section 27.72.010(b) a legal nonconforming use will lose its legal status if unnecessary physical changes are made to a building on the property. This provision states that "any legal nonconforming building or structure may be continued in use provided there is no physical change other than necessary maintenance and repair, *except as otherwise permitted herein*. (Emphasis added.) Staff believes that this is an incorrect citation of the code, since this section only applies to the physical building, not to the use that may occupy the building.

However, staff believes that other provisions of Chapter 27.72 authorize limited physical alterations. Section 27.72.060(a) provides that "normal maintenance of a building...is permitted, including...incidental alterations which do not extend or intensify the nonconforming use." The construction activity on the subject property included the following: removal of an exterior shed; installation of carpeting; removal of an interior non-load bearing wall and removal of countertops. These modifications are all nonstructural minor alterations that did not expand the store area. Removal of the exterior shed served to reduce the store area. See also 27.04.460 for the definition of “Structural Alterations”.

The permit for this work was issued on February 1, 2011 and the minor demolition work was completed ten days later on February 11, 2011. On June 6, 2012, a building permit application was submitted for tenant improvements for a new 7-Eleven store including: new counter tops, plumbing upgrades for a coffee bar, beverage bar, hand sink and toilets, new porcelain tile flooring, new ceiling grid and tiles, new light fixtures, and a new 158 sq. ft., 7.5 foot tall exterior dumpster. The building permit for the tenant improvement was issued on August 30, 2012. On June 11, 2012, an application was submitted for two four-square foot signs and the permit was approved on September 13, 2012. The new signs on the building are smaller in size compared to the previous signage which included a larger projecting sign and awning. In addition, on October 16, 2012, an application for an interior fire sprinkler system was submitted and approved. In staff’s opinion, these alterations are incidental to normal maintenance of the building as a retail market, and they do not intensify the use.

The Property has Lost Its Legal Status, Because Under Section 27.72.060(a) the use as a Convenience Store is an Unlawful Extension and Intensification of Use

Ms. Steinmetz argues that under Section 27.72.060(a) cited above, the subject property has lost its nonconforming use status, because the interior tenant improvements allow for a 24 hour convenience store that will be more intense than the previous deli/market. In staff's opinion, Ms. Steinmetz misreads this code section. Staff reads this code section to prohibit *physical* changes to a building or structure to enlarge the area in which the nonconforming use is operated. The intensification about which Ms. Steinmetz refers to relates not to the physical area in which the business will be conducted, but to the

operational characteristics of the new market. Staff does not believe the code section cited supports this conclusion.

A 7-Eleven May Not be Operated at the Subject Property Without a Special Use Permit, Because a Convenience Store is a Different Use from the Stangelini's Market.

Finally, Ms. Steinmetz argues that a 7 Eleven may not be operated at the subject property, because that is a different use than the Stangelini's market. This argument is not supported by the City's zoning code. While it might be permissible for the city's code to distinguish between retail market uses on the basis of hours of operation or other operating characteristics, the City's current zoning code does not do so. While the commercial zones provide for "retail uses..such as... supermarkets and grocery store," it makes no mention of convenience stores as a separate use. In addition, the code does not regulate hours of operation for any of these uses, nor does it differentiate the use in terms of parking, lighting or other physical or operational characteristics.

The Legal Status of the Retail Market Use Was Lost, Because It was Abandoned in Favor of a Commercial Office Use

In addition to the arguments presented in her October 29 letter, Ms. Steinmetz made an additional argument as part of her presentation to the planning commission. At the planning commission hearing, Ms. Steinmetz argues that even if “abandonment” of the prior nonconforming retail market use is required, the owner did abandon that use. In support of this conclusion, Ms. Steinmetz points to a building permit obtained by the property owner in February 2011, a real estate advertisement, and the fact that at some point the property owner installed carpeting.

In February 2011, the property owner was issued a permit to authorize the demolition of a shed located at the rear of the building, the removal of some interior walls and removal of counter tops to open up the interior of the building to accommodate a future user. When the application for this permit was filed, the applicant described the previous use as “retail market” and the proposed use as “other.”

One of the questions that has been raised about the issuance of the demolition permit is related to the use that is listed in the “future use” box on the application form for the demolition permit. The term “other” was listed in that box. The term “other” is sometimes used on a demolition permit when the applicant has not yet identified a new tenant for a building and is only removing unneeded features and equipment. Although the term is not used often, the Building Division staff at the public counter will sometimes use it when logging demolition applications into the permit tracking system based on information presented by an applicant.

Documentation has been provided which shows that the property was advertised for an office use in April 2011 and that carpeting was installed within the building. Although the property owner’s real estate agent was advertising the building as a possible medical office, it is not a use that could have been approved unless a special use permit had been applied for and approved. The Nonconforming Buildings and Uses Chapter of the Zoning Code has provisions for changing from one type of nonconforming use to another with the approval of a use permit (Section 27.72.040), but this was not a process for which the applicant had applied.

In staff’s opinion, the advertising materials do not support the conclusion that the previous market use had been abandoned. While they do support the conclusion the owner was exploring other potential

uses, this is not the same thing as saying they abandoned the idea of reestablishing the retail market use. In fact, they continued efforts to reestablish this use to the point of locating and obtaining a new tenant, 7 Eleven, to continue this use.

Public Comments

Staff received numerous comments from the public regarding the location of a 7-Eleven at the site. The comments are included as Attachment 8. The comments identify concerns regarding the operation of a market on a 24-hour basis and include the following:

- Operation of a market on a 24-hour basis will be disruptive to the project area by increasing crime in the area.
- An increase in crime in the project area will result in a loss of property values.
- Loitering, littering and vandalism will increase on the project site and in the area as a result of having a 24-hour use on the property.
- Operation of a market on a 24-hour basis will be disruptive to the project area by increasing noise and lighting associated with the operation of a market, particularly on directly adjacent residential properties.
- There have been subsequent comments with concerns about the brightness of the lights in the parking area. The lighting in the parking lot has been modified to address these concerns.
- There have also been complaints regarding circulation in and around the site due loading and delivery of products to the market.
- Sale of alcohol (beer and wine) and tobacco products will be disruptive to the nearby residential neighborhood by attracting underage students from nearby schools who want to purchase these products.
- Sale of snack food and sodas products in the 7-Eleven store does not promote a healthy lifestyle for the neighborhood.
- Operation of a 24-hour market will result in a significant increase in traffic to and from the project site and will also result in parking impacts to adjacent uses.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

This activity is not subject to CEQA, because it can be seen with certainty that there is no possibility that finding the market is a legal nonconforming use would have a significant effect on the environment. Even if this activity were subject to CEQA, it would be categorically exempt in accordance with CEQA Guidelines section 15321(a)("actions by regulatory agencies to enforce or revoke a lease, permit, license, certificate, or other entitlement for use issued, adopted, or prescribed by the regulatory agency or enforcement of a law, general rule, standard, or objective, administered or adopted by the regulatory agency"), because it is an action by the City to consider continuation of a legal nonconforming use in accordance with Municipal Code section 27.72.030.

PUBLIC NOTICING

In accordance with Municipal Code section 27.08.050, notice of this public hearing was posted at the site and published in a newspaper of general circulation 10 days prior to the public hearing. In addition, mailed notice of the public hearing was sent to all properties within 1,000 feet of the site. Notices were also sent via email to all people that have attended meetings regarding this item or sent in

correspondence to the City regarding this project. The site was also posted with a placard providing notice of the Planning Commission hearing on this matter.

ATTACHMENTS

1. Proposed 7-Eleven at 501 N. San Mateo Drive Project Description and Elevations
2. Chapter 27.72 of the City of San Mateo Zoning Code
3. Memo from Cecilia Quick, March 2, 2012
4. Letter from Stanley Lo-GREEN BANKER, March 19, 2012
5. Letter from Isaac Choy/Susan Lin, October 18, 2012
6. Letters from Gibson Dunn-October 3 and 23, 2012
7. Letter from Camas Steinmetz-October 29, 2012
8. Letters from the Public (including Petition)

cc: Jeffrey Neustadt, Portfolio Development Partners LLC, 433 Airport Blvd., Suite 426, Burlingame, CA 94010
Josh Amoroso, Portfolio Development Partners LLC, 433 Airport Blvd. Suite 426, Burlingame, CA 94010
Steven Jamieson, Solomon Saltsman & Jamieson, 426 Culver Boulevard, Los Angeles, CA 90293
Richard Givens, 617 Vetrans Blvd. Suite 106, Redwood City, CA 94063
Camas Steinmetz, Aaronson, Dickerson, Cohn & Lanzone, 939 Laurel Street, Suite D, San Carlos, CA 94070
Darin Smith, Economic Planning Systems, Inc., 2501 Ninth Street, Suite 200, Berkeley, CA 94710
Susan Loftus, City Manager
Shawn Mason, City Attorney's Office
Gabrielle Whelan, City Attorney's Office
Lisa Grote, Community Development Department
Chief Susan Manheimer, Police Department
David Norris, Police Department
Interested Parties (AR provided via email link)

Attachment 1-Proposed 7-Eleven at 501 N. San Mateo Drive

Market Description and Elevations

501 N SAN MATEO DR, SAN MATEO, CALIFORNIA

PROJECT DESCRIPTION

The following are details of the new 7-Eleven grocery store located at 501 N. San Mateo Drive:

- The new 7-Eleven will be a small, neighborhood-serving store with a very small building of approximately 2100 square feet.
- New fixtures and low profile shelving have been added to enhance the appearance inside as well as visibility throughout the store.
- Product offerings will include fresh food such as salads, fruit and sandwiches. Dairy products including milk, eggs and yogurt will be sold on-site, in addition to daily necessities like bread, fill-in groceries and over-the-counter medications.
- The design scheme includes attractive and inviting earth tones.
- New store-front glass to be installed
- 7-Eleven is a 24-hour grocery store operator. In an effort to be a good neighbor the company would consider voluntarily agreeing to limit hours of operation and close from 2 a.m. to 5 a.m.,
- 7-Eleven stores do not sell hard liquor. This store will open without the sale of beer and wine.
- All exterior eco-friendly LED lighting will increase efficiency and face downward to reduce glare to surrounding properties.
- Reduced signage plan with the installation of two small, 2' x 2' illuminated signs that will face the street.
- Parking lot will be improved through resealing and striping.
- Managers and employees will patrol the parking lot and adjoining sidewalks to ensure a litter-free property.
- 7-Eleven places trash cans near its store entry doors for customers, again to reduce litter on the property
- Company policy requires the removal of any graffiti within 24 hours.
- We are a "fill-in" grocer for items that a family needs between trips to the supermarket.
- 7-Eleven store operators are involved with charitable activities in their communities – and we encourage and support franchise owners to do likewise. This location will be a company-owned store for the short term with the intention of franchising the store to a local resident.
- Provides a local, small grocery option for the employees working at nearby businesses and for the residents, thus promoting pedestrian-friendly access.

Security

The following security equipment will be installed at 501 N San Mateo Drive:

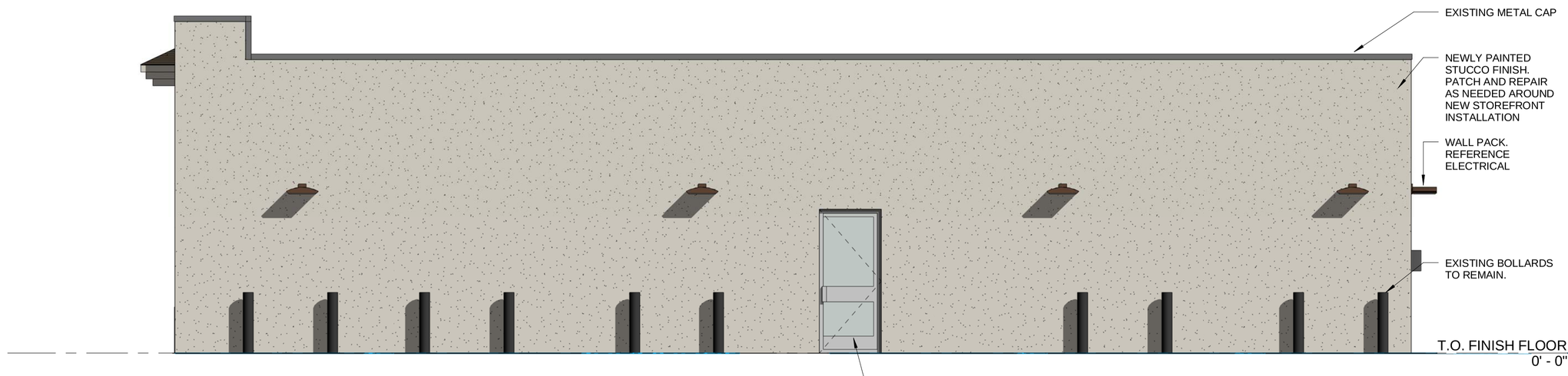
- Store will be equipped with state-of-the-art surveillance camera and digital-recorder systems that will monitor activity in the parking lot, front door and interior.
- "Operation Alert" (a nationally recognized crime-deterrence training program) and" Come of Age Training" (responsible retailing of age-restricted products) begin on the first day of employment
- 7-Eleven uses computer-based training, which also monitors certification of all employees and requires re-certification every 12 months.

Operating Experience

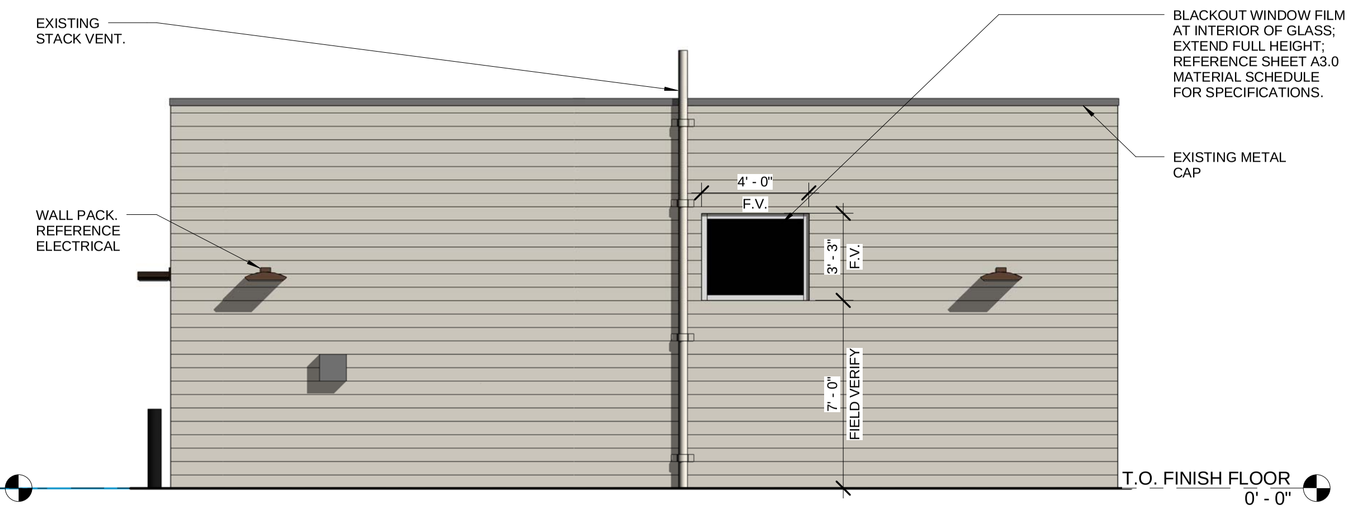
- 7-Eleven requires an extensive training and orientation program for all employees that is far more comprehensive than that offered by independent store operators
- 98 percent of all stores actively participate in 7-Eleven's Mystery Shopper Program
- A 7-Eleven business consultant is assigned to each store and visits with the store operator at least once per week to review and advise on operation/training issues and responsibilities.
- 7-Eleven stores' cash registers automatically prompt sales associates to check identification when an age-restricted product is scanned for sale and will not complete the transaction until identification is presented and age-verified through the register.

The grocery store will provide daily needs for everyone in the trade area with a wide variety of products and services in a clean and safe environment. The store will showcase fresh foods (salads, fruits, sandwiches, pastries and prepared foods) that are delivered daily. The dairy products including milk, eggs and yogurt also are delivered to stores daily. The positioning of the grocery store serving the neighborhood and surrounding businesses encourages pedestrian-friendly access. 7-Eleven desires to be a good neighbor and looks forward to serving the community with a new grocery store located at 501 N. San Mateo Drive.

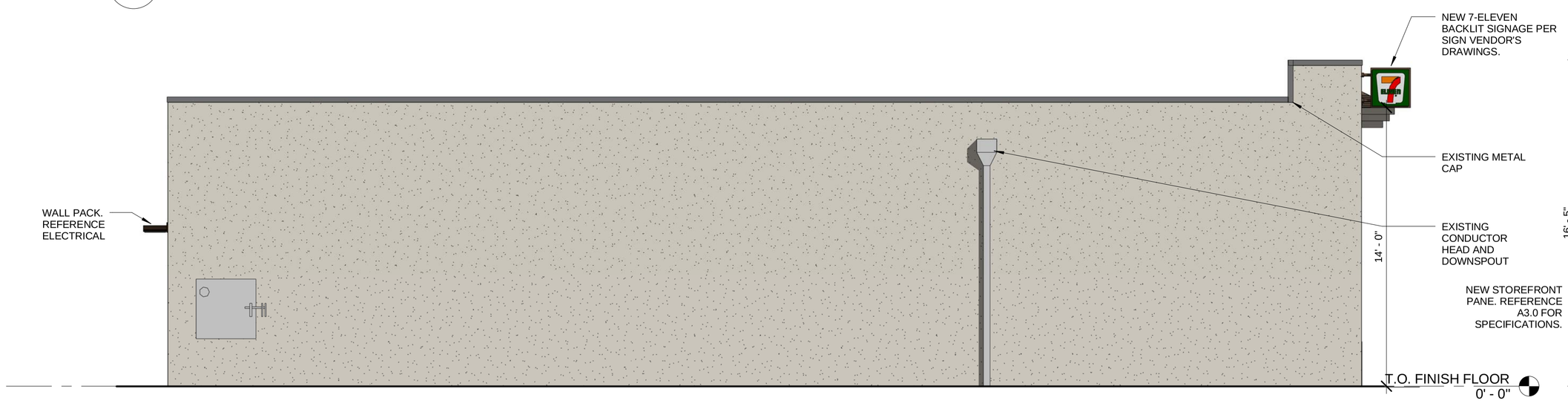
5 EXTERIOR PERSPECTIVE



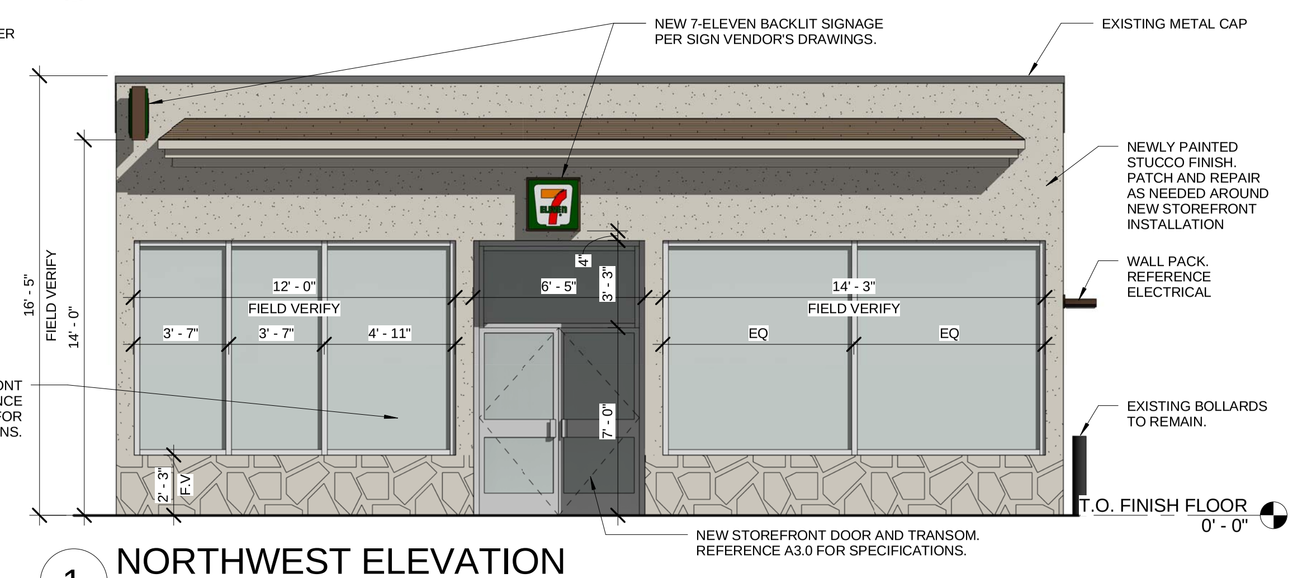
4 SOUTHWEST ELEVATION
1/4" = 1'-0"



3 SOUTHEAST ELEVATION
1/4" = 1'-0"



2 NORTHEAST ELEVATION
1/4" = 1'-0"



1 NORTHWEST ELEVATION
1/4" = 1'-0"

HFA ARCHITECTS ENGINEERS INTERIORS

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7-ELEVEN

7-ELEVEN
501 N. SAN MATEO DR.
SAN MATEO, CA 94401

JOB NUMBER: 12-11-00950

ISSUE BLOCK

STORE NO.:	35756
DOCUMENT DATE:	05/24/12
CHECKED BY:	CS
DRAWN BY:	ND

REVIEW BOARD-ELEVATIONS

SHEET:
RB-E

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