



North Fair Oaks Community Council
San Mateo County Coordinated
Departmental Response



DATE: June 20, 2018
NFOCC MEETING DATE: June 28, 2018
SPECIAL NOTICE/HEARING: 10 days, within 300 feet
VOTE REQUIRED: Majority

TO: Members, North Fair Oaks Community Council

FROM: Planning Staff

SUBJECT: Consideration of an Off-Street Parking Exception, pursuant to the County Zoning Regulations Section 6120 (*Parking Exceptions*), to allow a one-car garage where two-car covered parking is required (in association with a proposed one-bedroom addition and remodel), located at 3240 Bay Road in the unincorporated North Fair Oaks area of San Mateo County.

County File Number: PLN 2018-00221

PROPOSAL

The owner is proposing to keep an attached one-car garage where a two-car covered parking garage is required. The application is in conjunction with a bedroom addition and home remodel (approximately 788 sq. ft.) at the rear of a single-story family residence (BLD 2017-01719). The existing residence has two bedrooms and the addition will add a third bedroom. A three-bedroom house requires two covered off-street parking spaces as required by Section 6199 (*Parking Requirements*). Due to the configuration of the existing house, a compliant two-car garage cannot be built without either reconstructing the existing house or greatly encroaching into front and side setbacks. However, the property does provide two additional uncovered parking spaces located in the driveway.

RECOMMENDATION

That the North Fair Oaks Community Council (Council) provide a recommendation to the Community Development Director whether the Council concludes that the required finding for the Off-Street Parking Exception can be made:

That the establishment, maintenance and/or conducting of the off-street parking facilities as proposed are as nearly in compliance with the requirements set forth in the

County Zoning Regulations (Parking Exceptions), Section 6119, as are reasonably possible.

BACKGROUND

Report Prepared By: Helen Gannon

Owner/Applicant: Nick Lanthier

Location: 3240 Bay Road, North Fair Oaks

APN: 055-093-020

Parcel Size: 5,000 sq. ft.

Existing Zoning: R-1/S-73 (Single-family residential/5,000 sq. ft. lot minimum)

General Plan Designation: Single-family residential

Existing Land Use: Single-family residence

Water Supply: City of Redwood City Municipal Water Department

Sewage Disposal: Fair Oaks Sewer District

Flood Zone: Flood Zone X (area of minimal flooding) pursuant to FEMA Community Panel 06081C0302E, effective October 16, 2012

Environmental Evaluation: Categorically exempt pursuant to Section 15301, Class 1 of the California Environmental Quality Act (CEQA) for additions to existing structures.

Setting: The project site is located within a built-out single-family residential neighborhood in the North Fair Oaks area of San Mateo County.

DISCUSSION

A. KEY ISSUES

1. Compliance with the General Plan/North Fair Oaks Community Plan
 - a. North Fair Oaks Community Plan Policy 5C (*Housing*) seeks to reduce parking requirements for expansions of existing single-family residential uses in order to facilitate additional residential capacity in existing residential properties.

The applicant is proposing to expand the existing single-family residence while maintaining the provided parking on the parcel. The addition of another bedroom would require one additional covered parking space. However, this application for an Off-Street Parking Exception seeks to reduce the required covered parking spaces and allow for only one covered parking spot.

- b. 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 has designated the land use density as Medium Density Residential. Policy 8.36 (*Uses*) seeks to allow uses in zoning districts that are consistent with the overall land use designation and to adopt the land use designations of the North Fair Oaks Community Plan.

The proposed project is consistent with the residential land use designation of the parcel and the surrounding area. The project parcel is zoned R-1/S-73 (*Single-Family Residential/S-73 North Fair Oaks Combining District*). Pursuant to Section 6161(a) (*"R-1" Districts*) of the County Zoning regulations, a single-family dwellings is an allowed use in this zoning district and the project would continue the single-family residential use of the parcel in compliance with these policies.

- c. Policy 8.40 (*Parking Regulations*) of the General Plan 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.

The owner wishes to keep an attached one-car garage in conjunction with a third bedroom addition at the rear of the existing single-family residence. The Zoning Regulations establish a two-car covered parking requirement as the minimum parking for a residence with two or more bedrooms. Minimum parking dimensions for each parking space are 9 feet x 19 feet (171 sq. ft.). The existing one-car garage is in compliance with these minimum parking dimensions and access to this garage is unaffected by the project; thus, on-street parking remains unchanged. Additionally, there are two uncovered parking spaces provided on the existing driveway with a dimension of 20 feet x 24 feet. Due to the configuration of the existing house, a compliant two-car garage cannot be built without having to reconstruct the existing house or encroaching into the side or front setback. Relief from the second covered parking requirement is requested through this Off-Street Parking Exception.

2. Compliance with the Zoning Regulations

a. Development Standards

As discussed in Section 1.a above, the project parcel is zoned R-1/S-73 (*Single-Family Residential/S-73 North Fair Oaks Combining District*) and complies with all applicable development standards as outlined in the table below:

Development Standard	Required	Existing/Proposed
Minimum Parcel Area	5,000 sq. ft.	5,000 sq. ft. (055-093-020)
Minimum Parcel Width	50 ft.	50 ft.
Minimum Front Setback	20 ft.	24 ft.
Minimum Side Setback	5 ft.	5 ft.
Minimum Rear Setback	20 ft.	20 ft.
Maximum Height	28 ft.	16 ft.
Maximum Lot Coverage	50%	44%
Maximum Building Floor Area	2,600 sq. ft.	2,200 sq. ft.

b. Parking Requirements

As stated in Chapter 3 (*Parking*) of the County Zoning Regulations, two covered parking spaces are required for residential units that consist of two or more bedrooms. Due to the configuration of the existing house, a compliant two-car garage cannot be built without either reconstructing the existing house or greatly encroaching into front and side setbacks.

3. Compliance with Off-Street Parking Exception Findings

The granting of an Off-Street Parking Exception is subject to the following finding:

That the establishment, maintenance and/or conducting of the off-street parking facilities as proposed are as nearly in compliance with the requirements set forth in the County Zoning Regulations (Parking), Section 6119, as are reasonably possible.

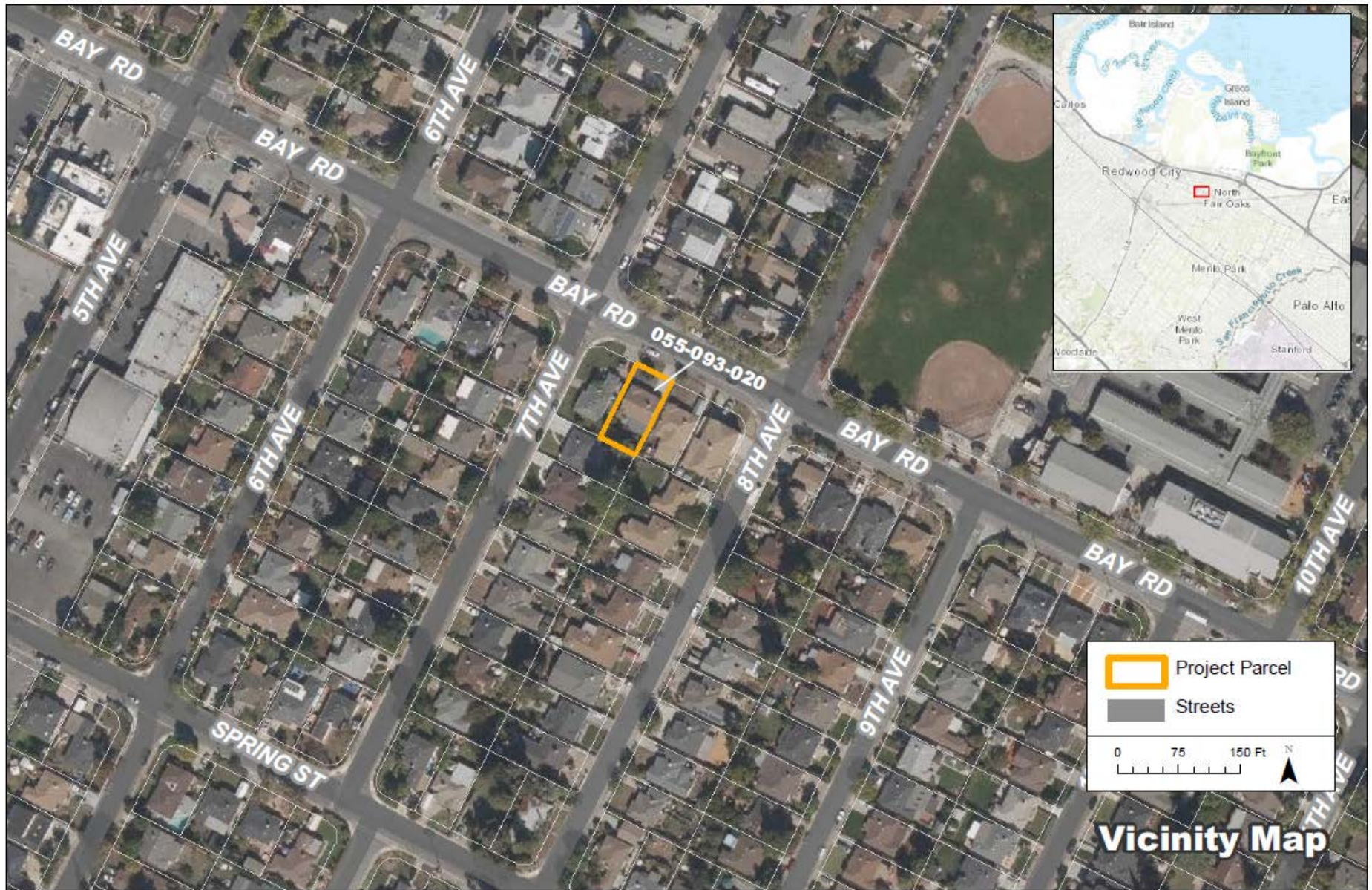
As discussed previously, due to the placement and configuration of the existing house, providing an attached two-car garage would require encroachment into the minimum setbacks, the demolition and reconfiguration of the entire existing residence, and/or a combination of both. By providing one covered and two uncovered parking spaces located in the

front driveway, the proposal avoids a reduction of on-street parking and is as nearly in compliance with the parking regulations as reasonably possible.

ATTACHMENTS

- A. Vicinity Map
- B. Site Plan
- C. Street View

HG;pac - HCGCC0290_WPU.DOCX

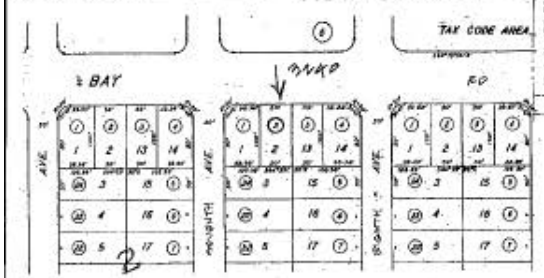


San Mateo County Planning Commission Meeting

Owner/Applicant: _____

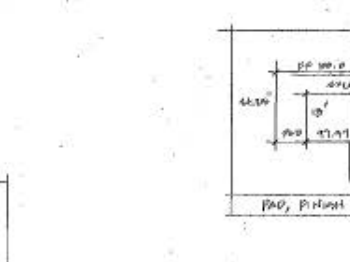
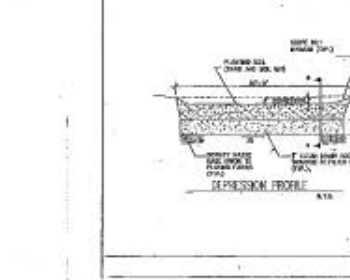
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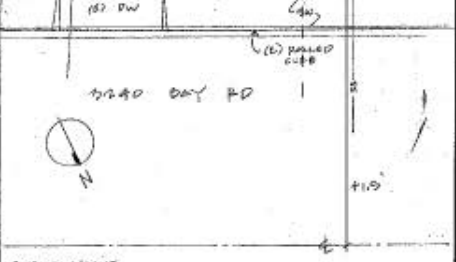
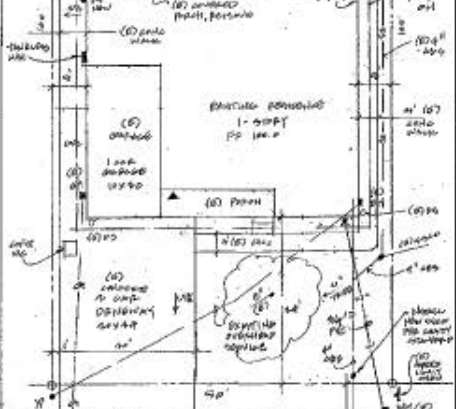
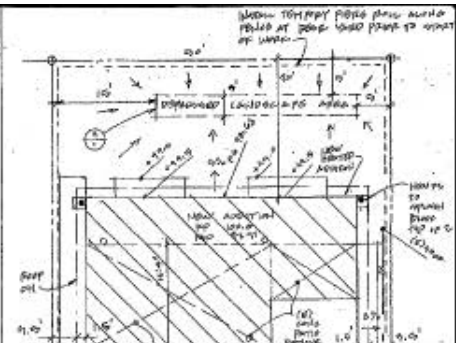
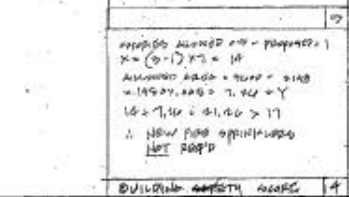
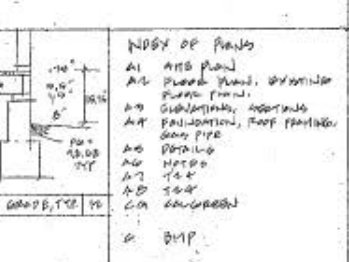
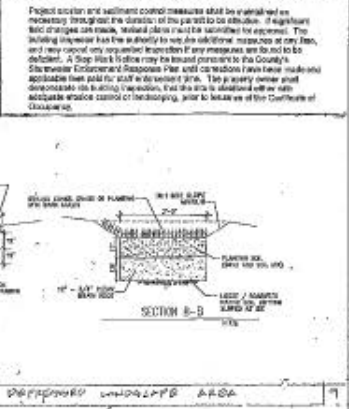


- 1. CONTRACTOR SHALL NOTIFY ALL COMMUNITY AGENCIES & SERVICE PROVIDERS... PRIOR TO ANY DEMOLITION WORK...
- 2. ALL DEMOLITION SHALL BE ACCORDING TO THE CITY'S DEMOLITION ORDINANCES...
- 3. ALL DEMOLITION SHALL BE ACCORDING TO THE CITY'S DEMOLITION ORDINANCES...
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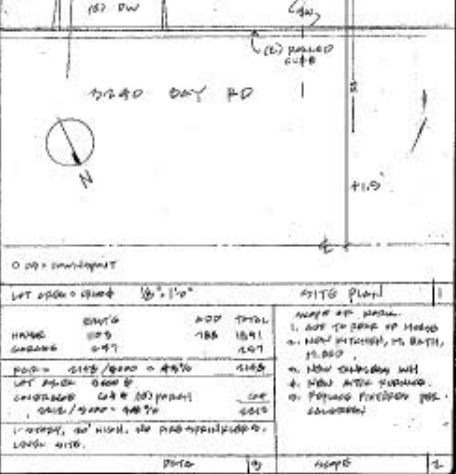
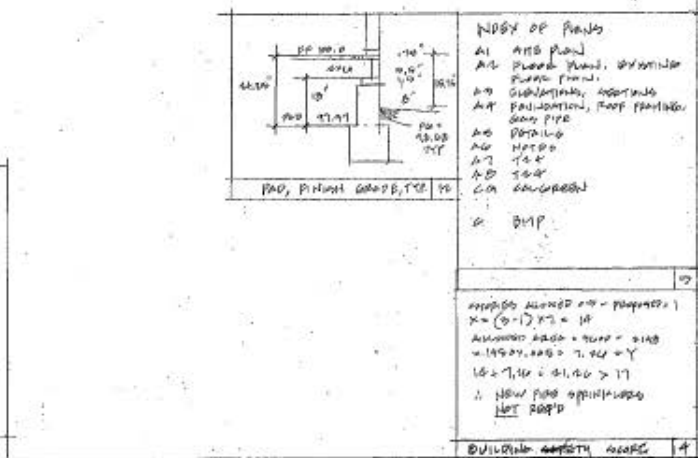
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Building occupancy: R3/U
Construction type: V3
Applicable Codes: 2018 California Building, Mechanical, Plumbing, Electrical, Fire, Residential Energy and Green Building Standards Codes.

ENTRANCE TYPE	CODE	RATIO
WALKWAY	40 CP	8 FT
WALKWAY	8 CP	8 FT
WALKWAY/DOOR	8 CP	8 FT
WALK	40 CP	8 FT

ALL DOOR SHALL BE OPERATED AS DESCRIBED IN THE CODE.



REVISION	DATE
11.50.17	

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LAUNDRY
ADDITION &
REMODEL
3040 BAY RD
REDWOOD CITY

SITE PLAN

NO.	DATE	DESCRIPTION
1	11.50.17	ISSUE FOR PERMIT
2	11.50.17	ISSUE FOR PERMIT



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Attachment: _____

File Numbers: _____