



NORTH FAIR OAKS COMMUNITY COUNCIL

Owner: Madeline Zetterquist
Applicant: Nick Thomas
File Number: PLN2025-00319
Location: 630 12th Avenue, North Fair Oaks
APN: 060-124-160

Project Description:

Consideration of an Off-Street Parking Exception to allow for the continued use of one covered parking space where two covered parking spaces are required. The project is associated with an interior remodel and minor expansion of the residence to allow for the creation of a third bedroom.



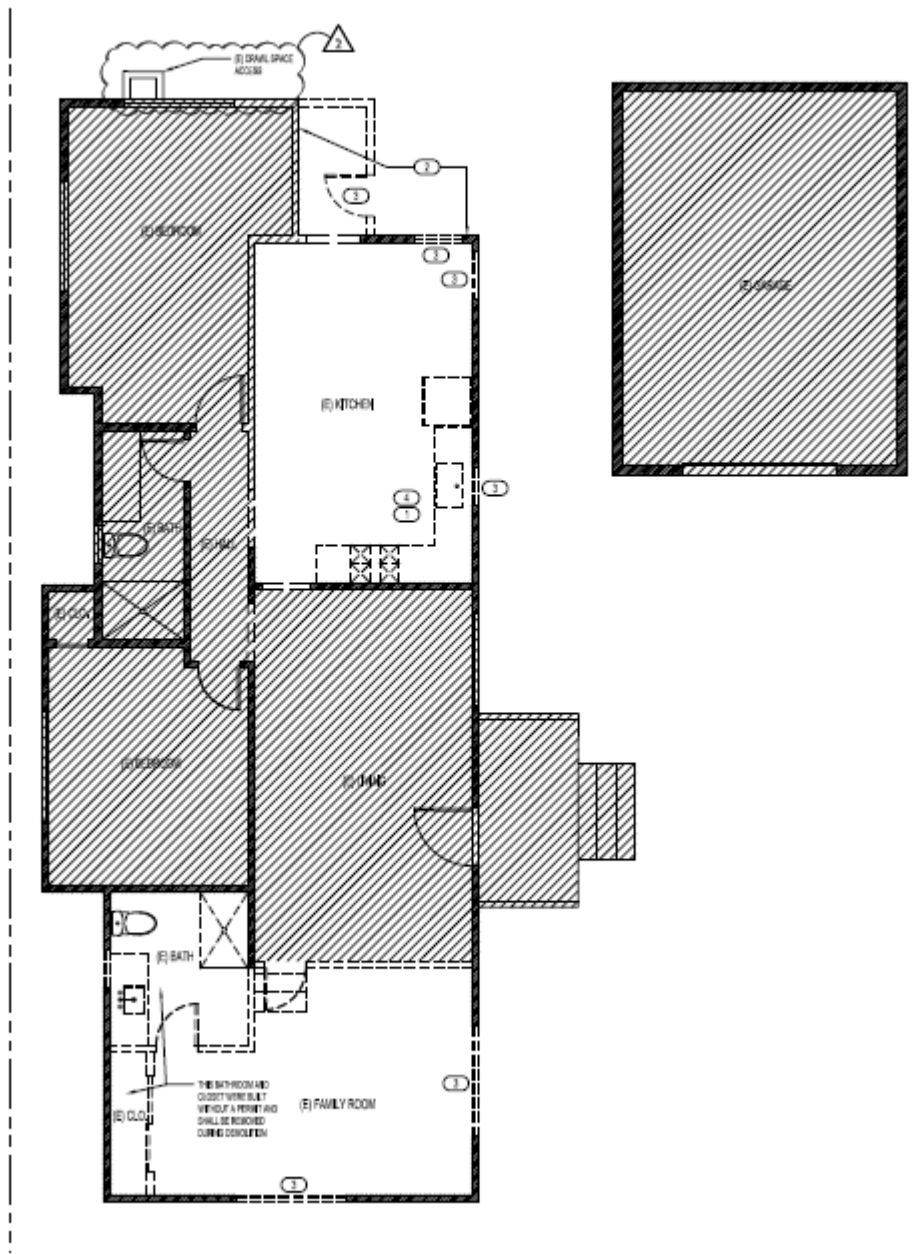
PROJECT PROPOSAL

- Off-Street Parking Exception to allow for the continued use of a one-car garage where a two-car garage would be required for a single-family home of two or more bedrooms.
- Associated with a Building permit (BLD2025-00785) for an interior remodel and minor expansion of the existing residence, which includes the addition of a new bedroom.
- Proposed project does not affect the square footage of the existing garage



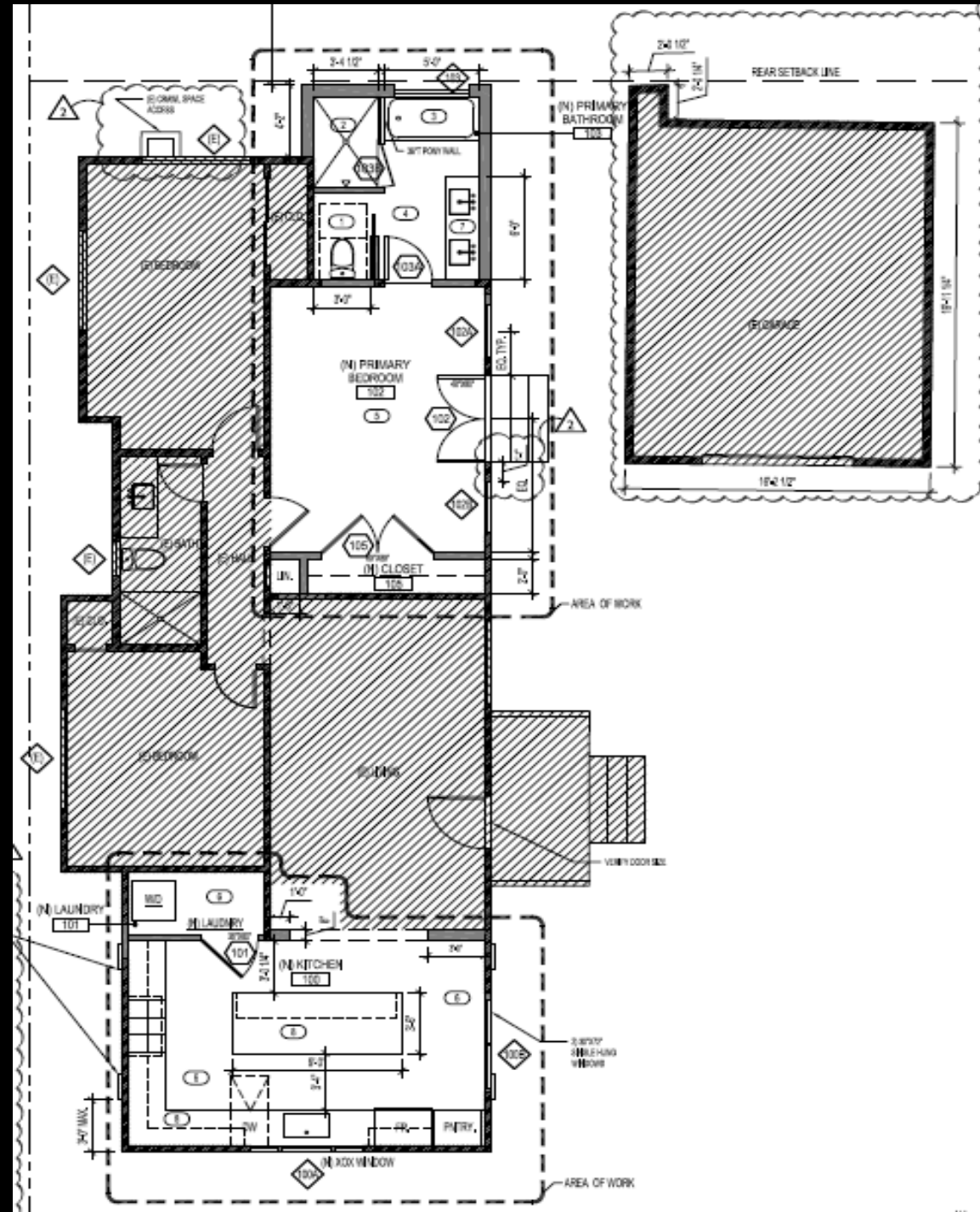


Street View Picture



1 EXISTING/DEMO PLAN
A2.0 1/4" = 1'-0"

Approved Floor Plan



1 PROPOSED PLAN
A2.1 1/4" = 1'-0"

Proposed Floor Plan



Off Street Parking Exception

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 Section 8.344.030 of the Zoning Regulations as are reasonably possible.

- Existing development leaves insufficient space on property to allow for the development of an additional covered parking space.
- Oversized driveway allows for off-street parking on the property.

That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, be detrimental to the public welfare or injurious to property or improvements in said neighborhood.

- Does not change the existing situation on the property.
- Project complies with other aspects of Zoning Regulations and Community Plan as an existing structure.



Project conformity

- General Plan /North Fair Oaks Community plan
- R-1/S-73 (5000 sq.ft. minimum parcel size) Zoning District
 - Existing structure is legal non-conforming.
 - Off Street Parking Exception to allow continued use of one-car covered parking where two covered parking spots are required.
 - One uncovered off-street parking spot in the existing driveway. Driveway not affected by interior remodel project scope.



RECOMMENDATION

That the North Fair Oaks Community Council provide a recommendation to the Director of Planning and Building on the proposed Off-Street Parking Exception to allow for the continued use of a one-car garage where two covered parking spaces are required.



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