

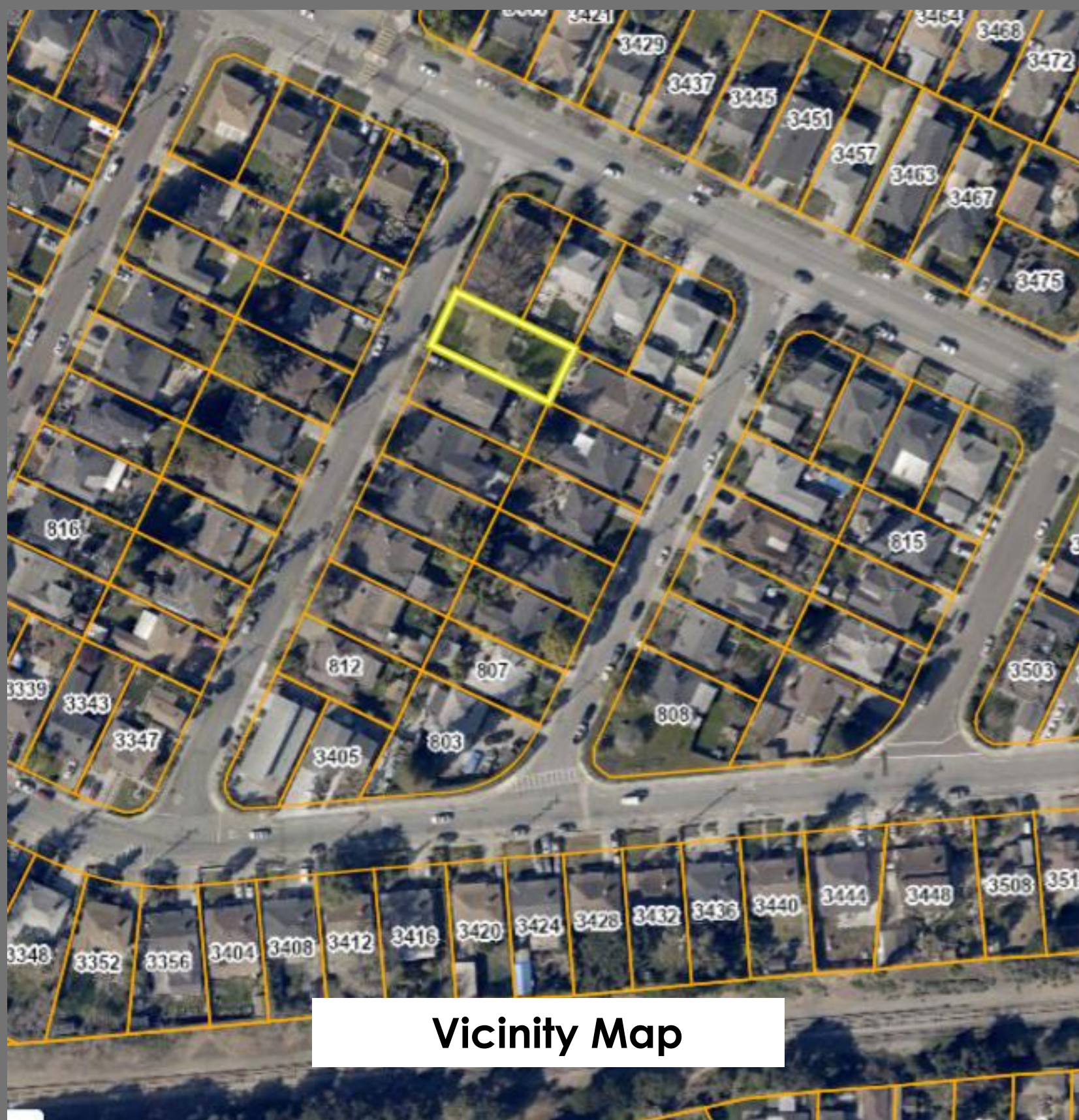


NORTH FAIR OAKS COMMUNITY COUNCIL

Owner: SLM LLC
Applicant: David Schaefer
File Number: PLN2026-00096
Location: 836 11th Avenue, Redwood City (North Fair Oaks)
APN: 055-102-190

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.



Vicinity Map



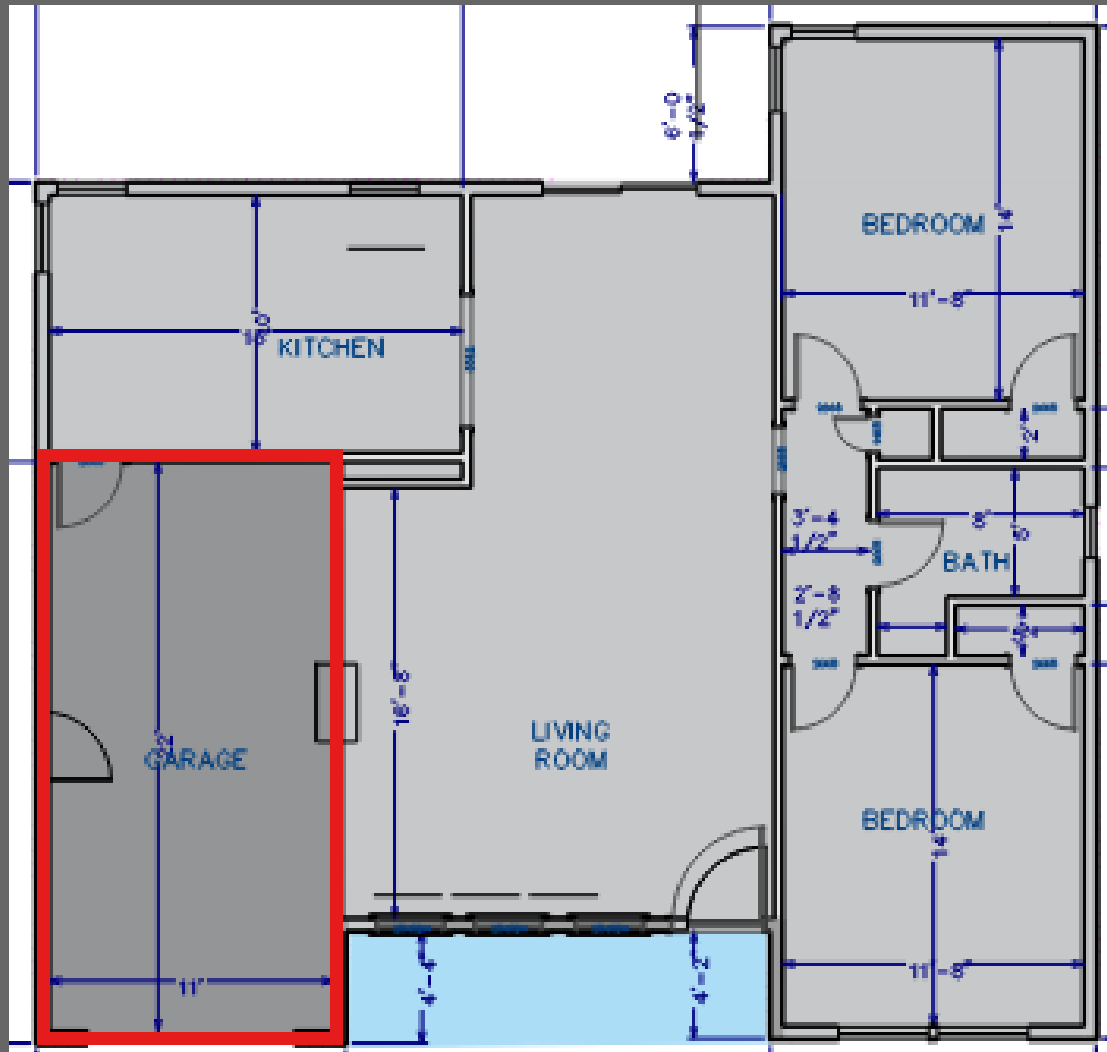
Street View Picture

Google Maps

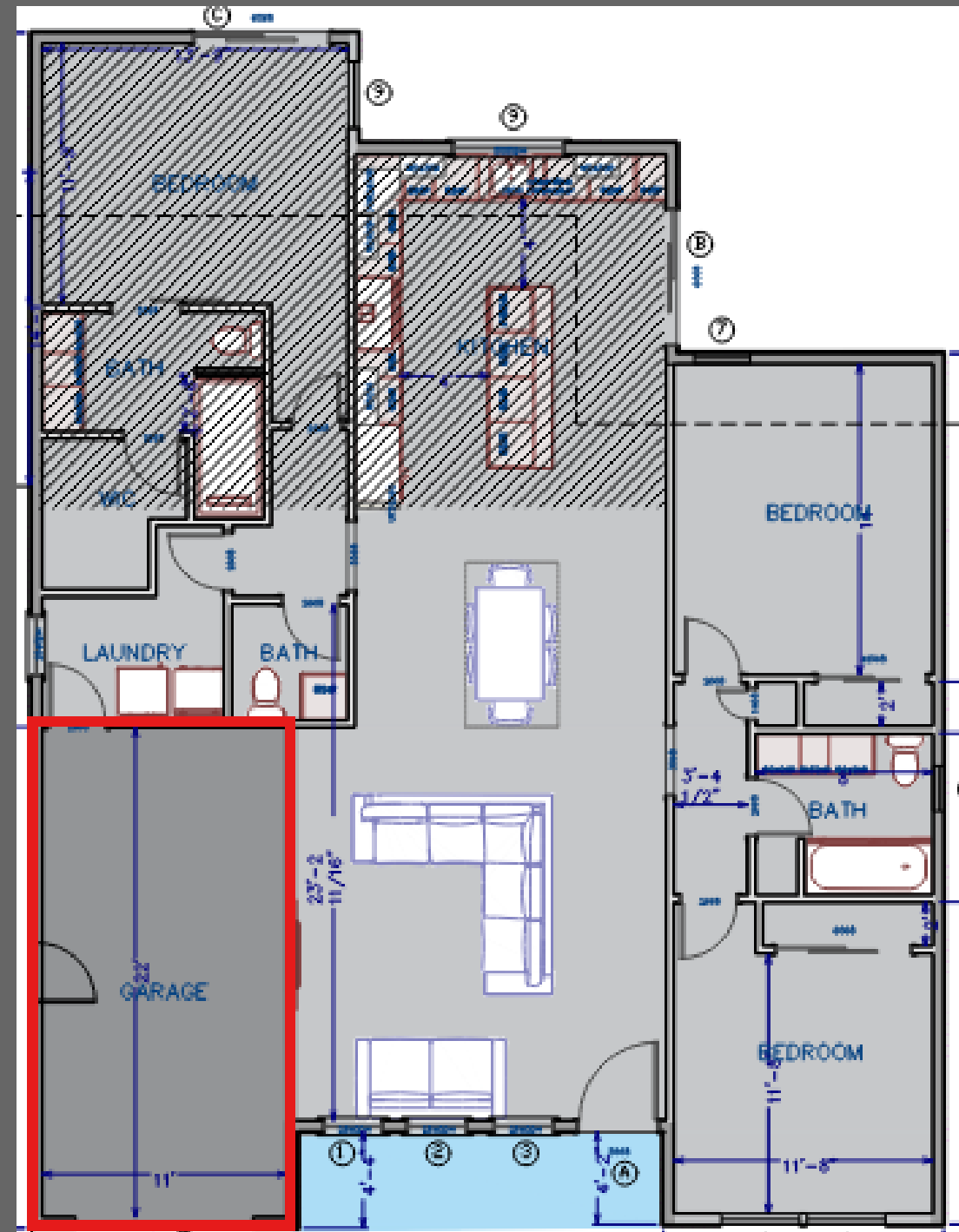


PROJECT PROPOSAL

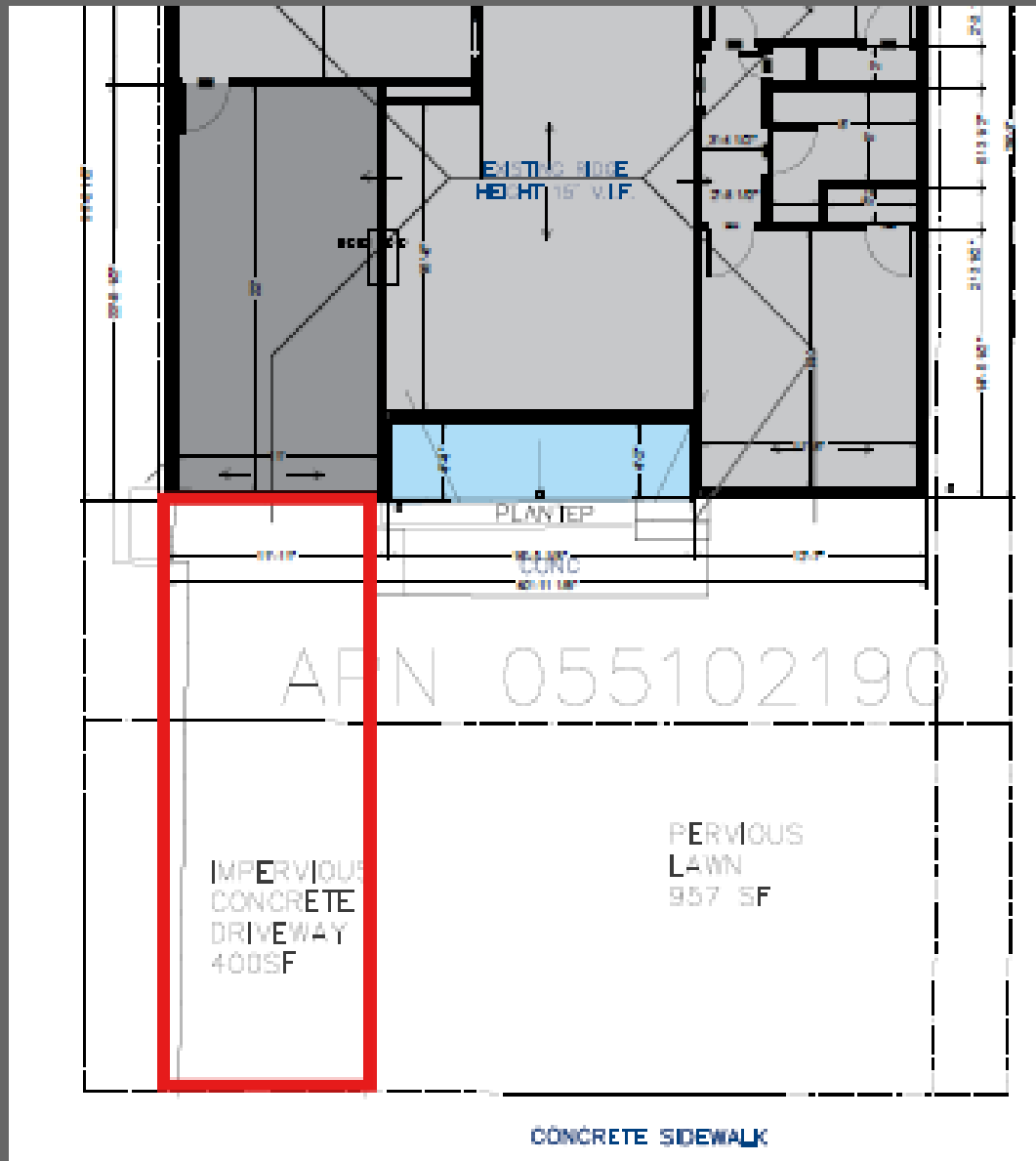
- Off-Street Parking Exception to allow for the continued use of a one-car garage where a two-car garage would be required for a single-family home of two or more bedrooms.
- Interior remodel and minor expansion of 500 sq. ft. to the existing residence, which includes the addition of a new bedroom.
- Widening the existing driveway from one to two uncovered spaces
- Proposed project does not affect the square footage of the existing garage



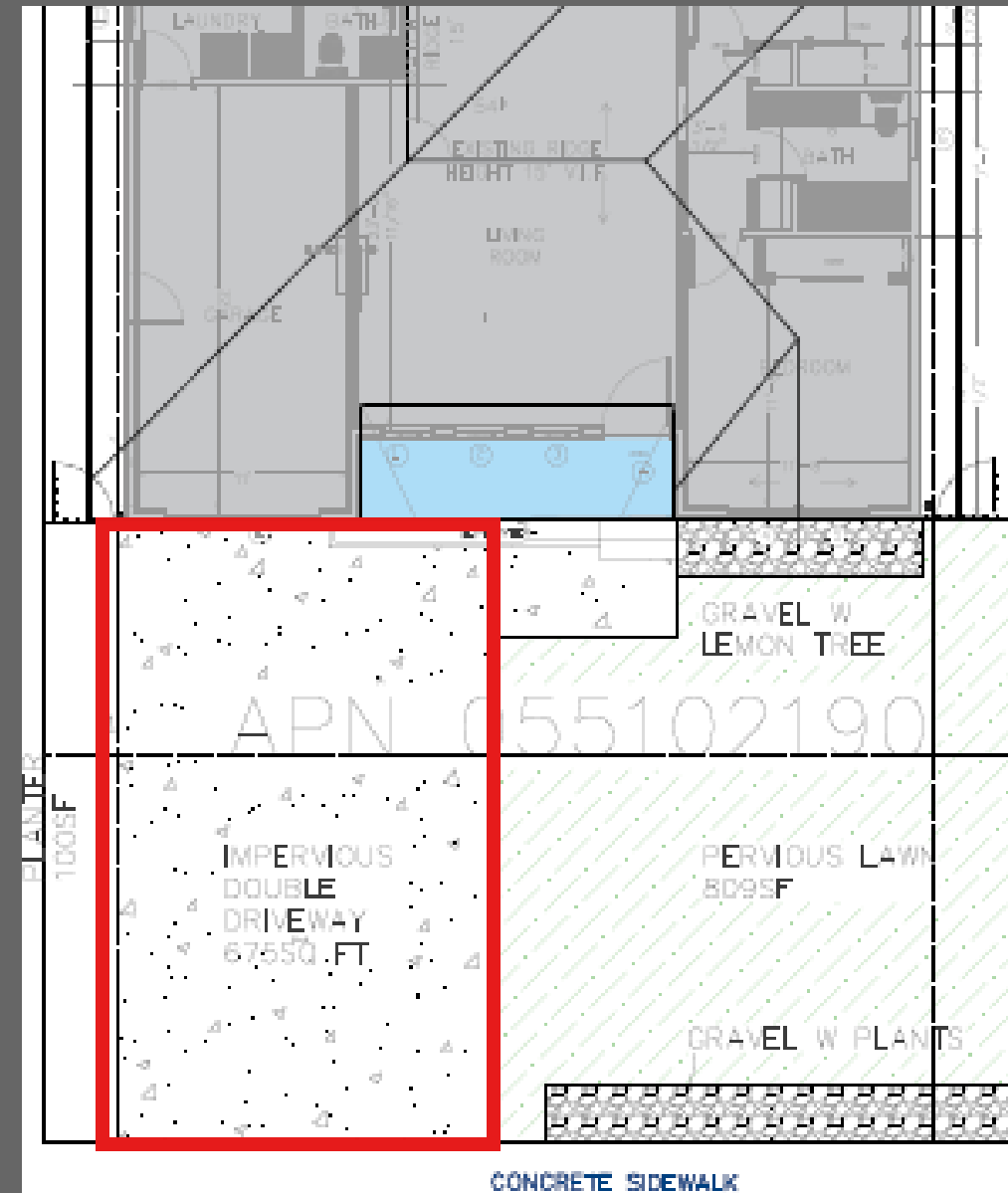
Existing Floor Plan



Proposed Floor Plan



Existing Driveway



Proposed Driveway



PROJECT CONFORMITY

- **General Plan /North Fair Oaks Community plan**
- **Zoning Regulations**
 - S-73 Development standards (e.g., height, lot coverage, FAR, etc.) will remain
 - Parking – Conform with an Off Street Parking Exception.
 - Parking – Proposing to add one uncovered parking space.



OFF STREET PARKING EXCEPTION FINDINGS

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.

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.



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.