



NORTH FAIR OAKS COMMUNITY COUNCIL

Owner: Eric Koon and Dara Tang
Applicant: Eric Koon and Dara Tang
File Number: PLN2025-00394
Location: 803 14th Avenue, North Fair Oaks
APN: 055-181-010

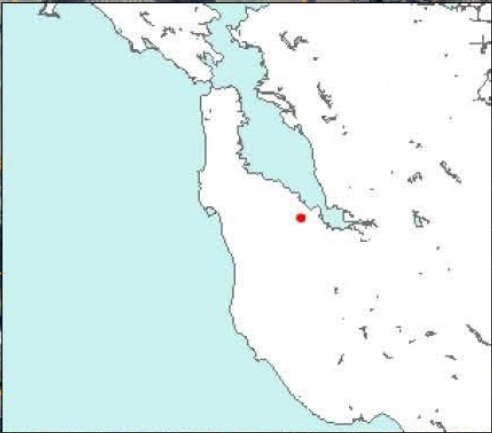
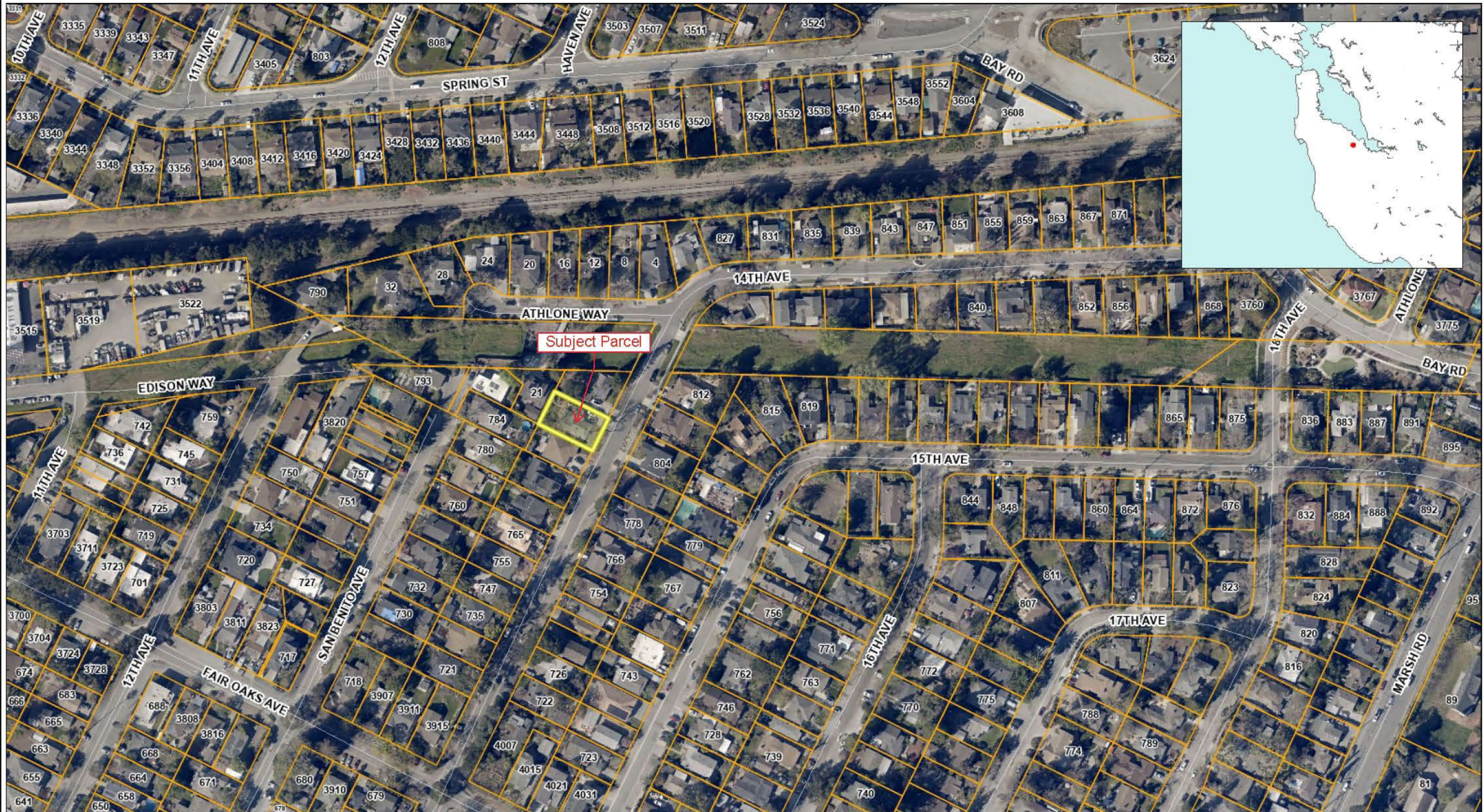
Project Description:

Consideration of an Off-Street Parking Exception to allow for the continued use of a one-car garage where two covered parking spaces are required. This exception is associated with an internal remodel and an 877 sq. ft. addition of the existing single-family residence which includes the creation of a fourth bedroom.



PROJECT PROPOSAL

- Project scope of work includes:
 - Remodel of interior floor plan which creates a new bedroom.
 - Addition along the northeasterly side of the residence, which includes a reduction of the existing side setback from 8 feet to the minimum required 5 feet.
 - Expansion of existing 230 sq. ft. attached one-car garage by 148 sq. ft., resulting in a 378-sq. ft. garage.
 - Off-Street Parking Exception for continued use of expanded one-car garage and creation of new uncovered, compact (18' x 9') parking space in existing driveway.



0.07 0 0.04 0.07 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
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1: 2,257

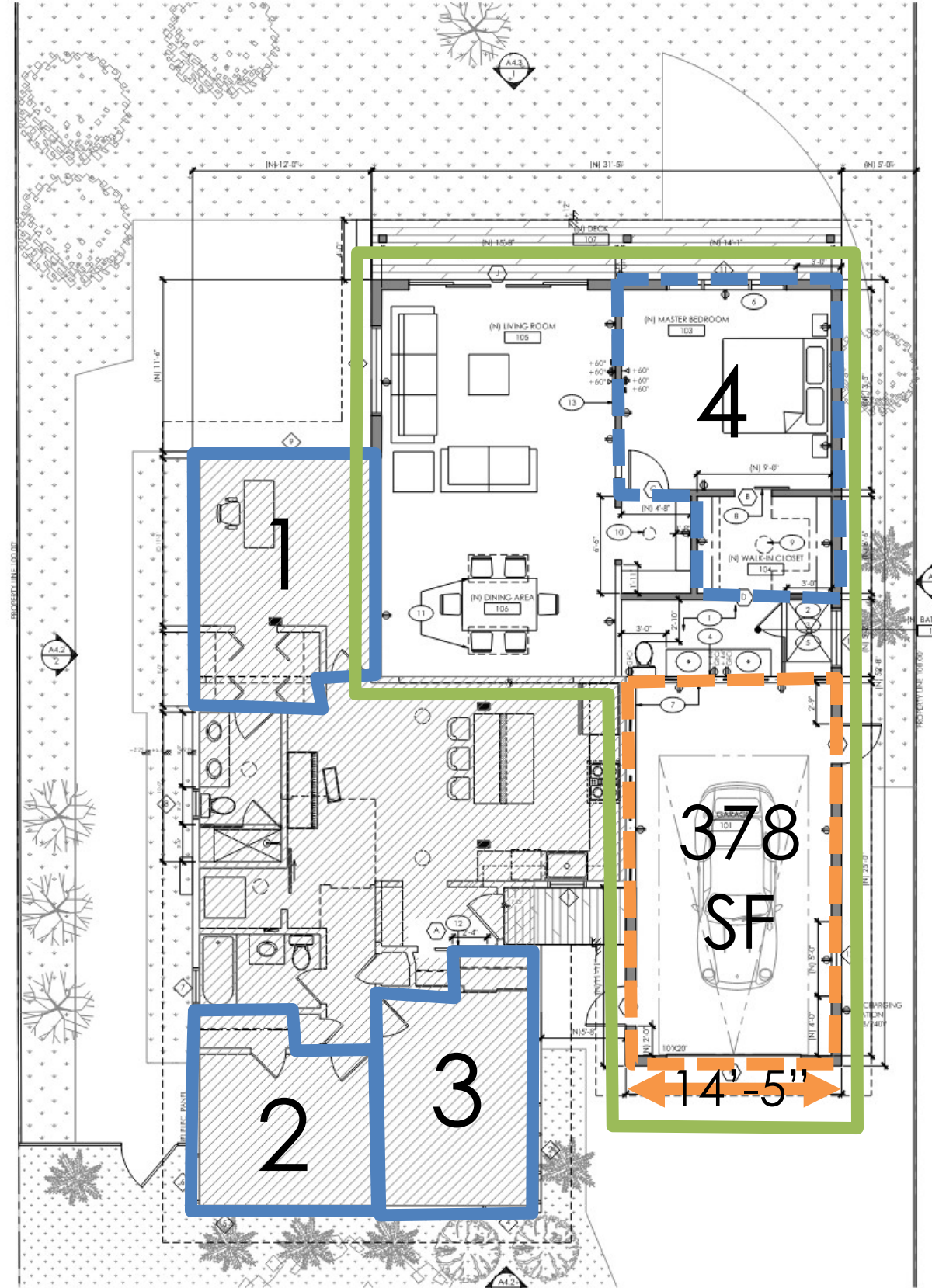
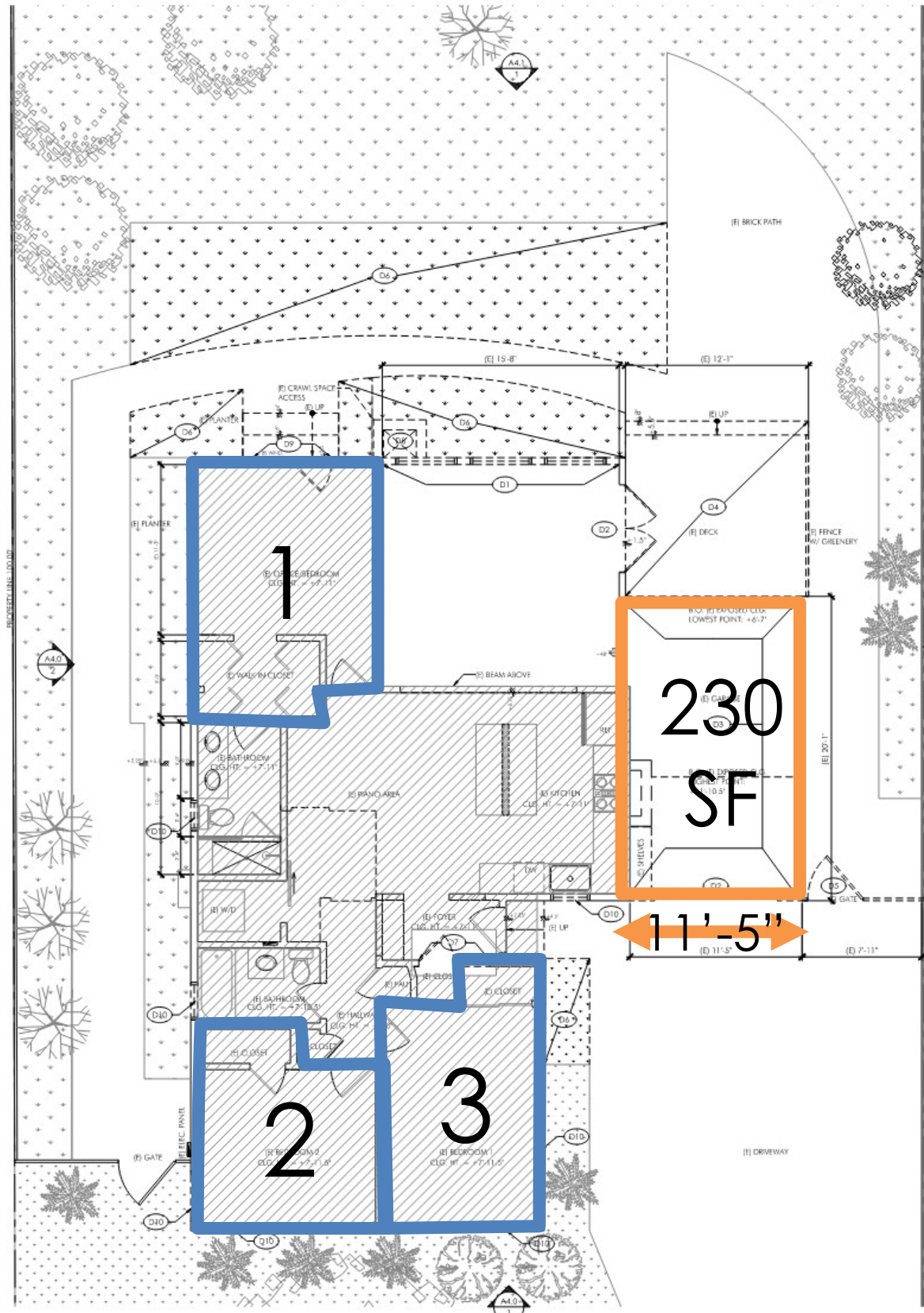


This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



Street View Picture



1 | EXISTING/DEMO FIRST FLOOR PLAN
1/4"=1'-0"

1 | PROPOSED FIRST FLOOR PLAN
1/4"=1'-0"



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.
- Driveway allows for one additional, uncovered, compact, off-street parking space 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 (One-Family Residential/5,000 sq. ft. minimum parcel size) Zoning District
 - Off-Street Parking Exception to allow continued use of expanded one-car covered parking where two covered parking spots are required.
 - One uncovered off-street parking spot in the existing driveway



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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