



# NORTH FAIR OAKS COMMUNITY COUNCIL

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North Fair Oaks Community Council Meeting  
July 22, 2021  
VIDEOCONFERENCE

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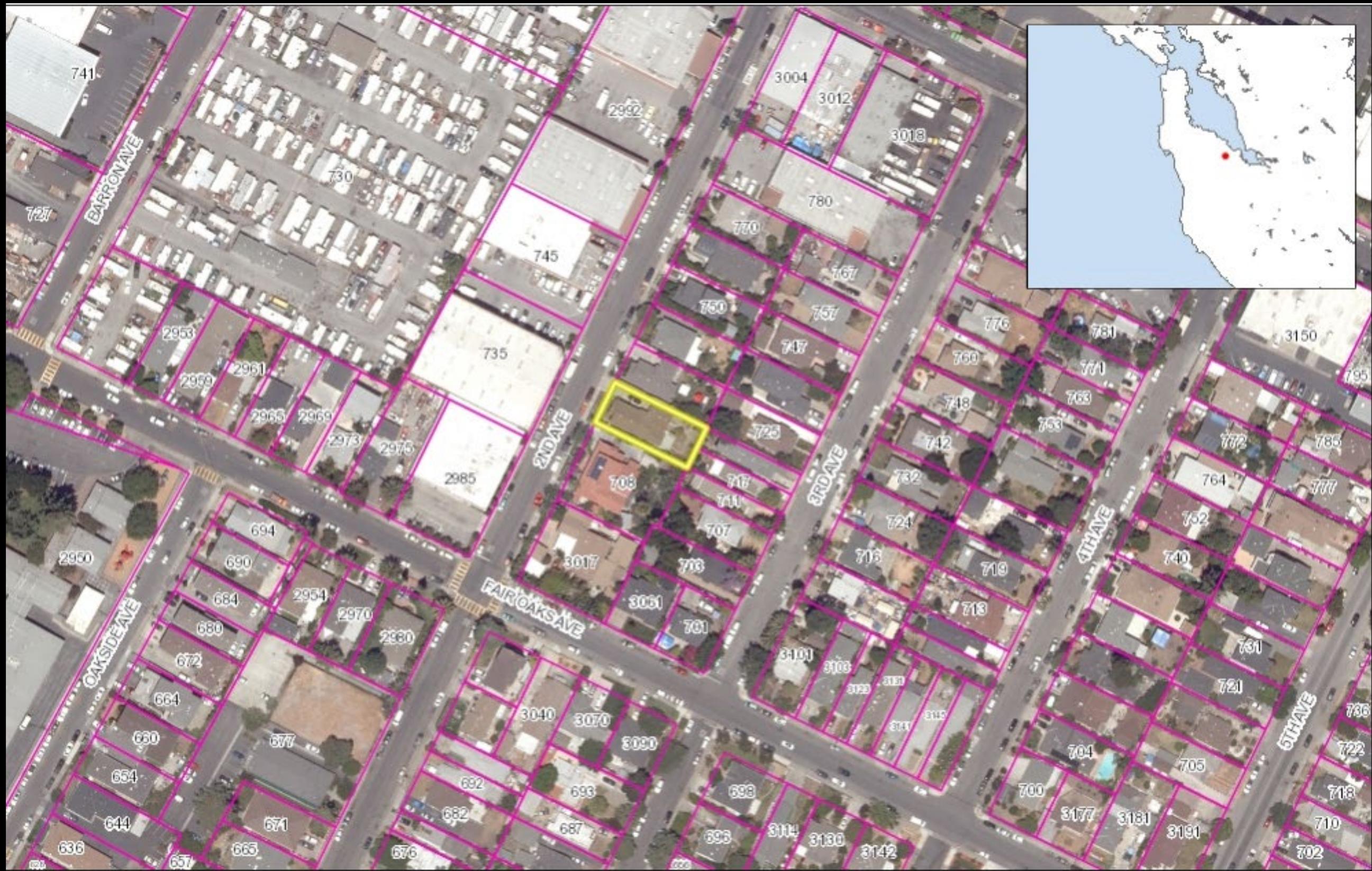
Owner: ..... **Gask Capital LLC**  
Applicant: ..... **Maxwell Beaumont**  
File Number: ..... **PLN2021-00250**  
Location: ..... **716 2<sup>nd</sup> Avenue, North Fair Oaks**  
APN: ..... **060-012-120**

Project Description:

**Recommendation to the Community Development Director for an Off-street Parking Exception to allow one covered parking space and one tandem uncovered parking space where two covered spaces are required to add a bedroom to an existing two-bedroom residence.**

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**Location:**  
716 2<sup>nd</sup> Ave

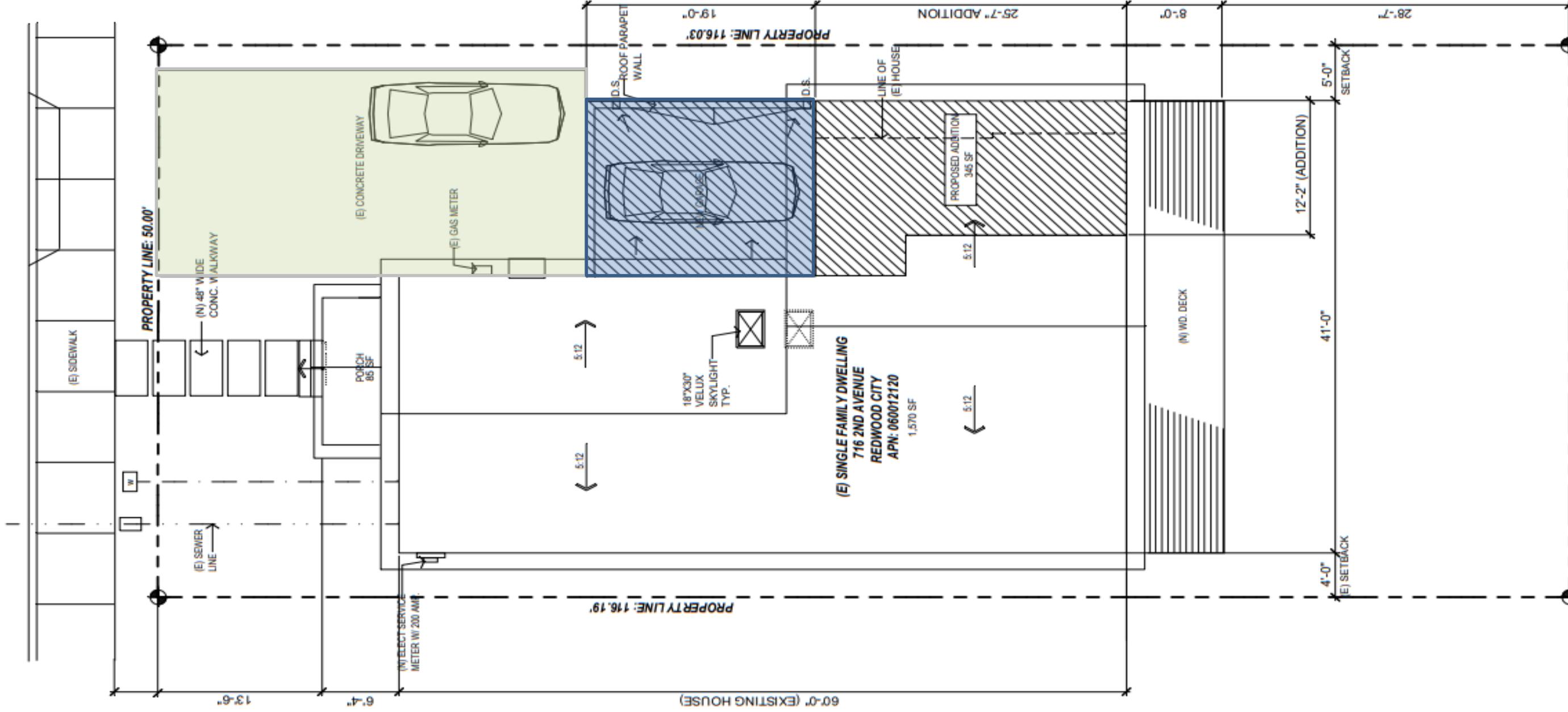




## PROJECT DESCRIPTION

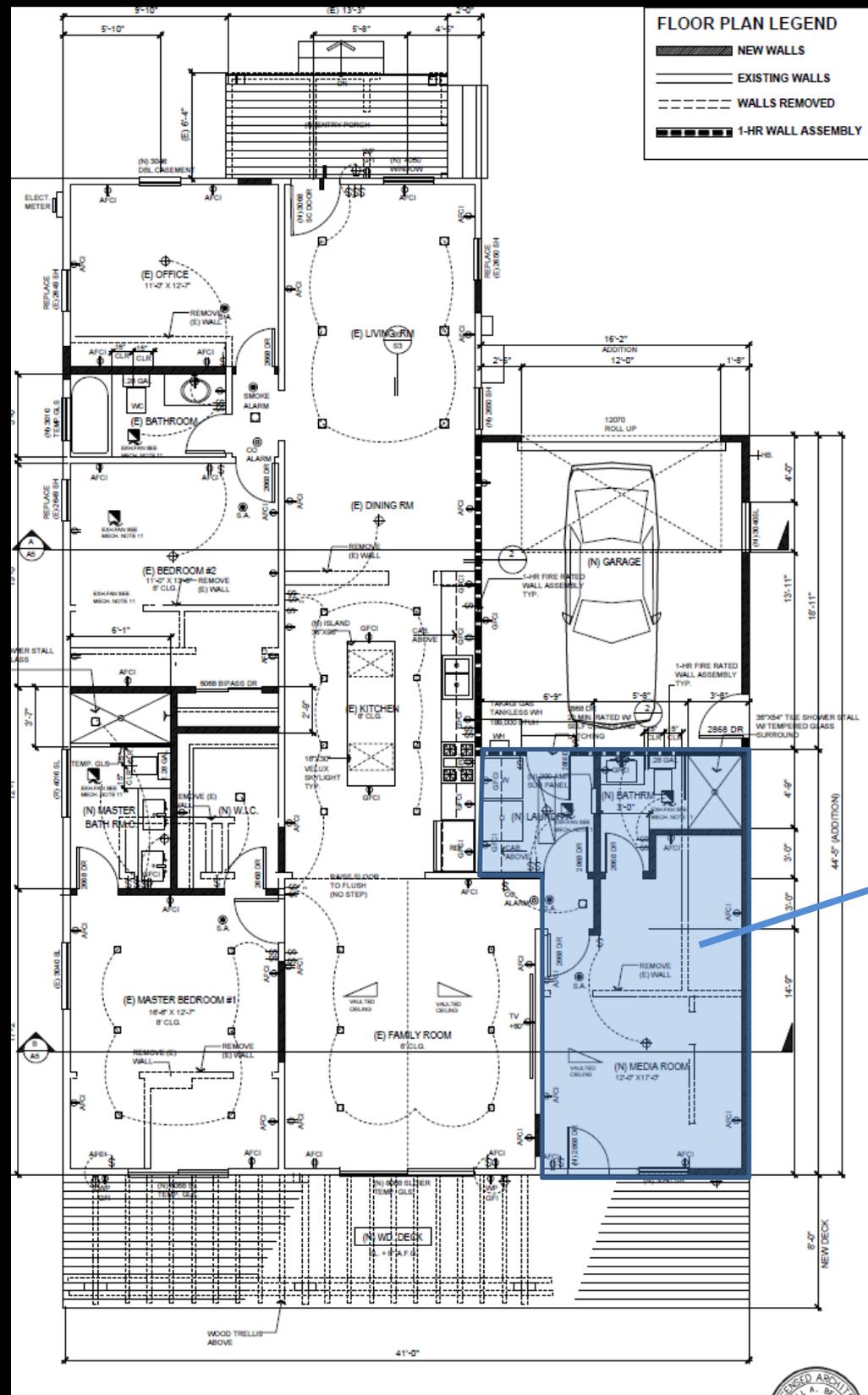
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- Convert living space into a third bedroom.
- Maintain a one-car garage.
- Maintain two uncovered tandem parking spaces in the driveway.

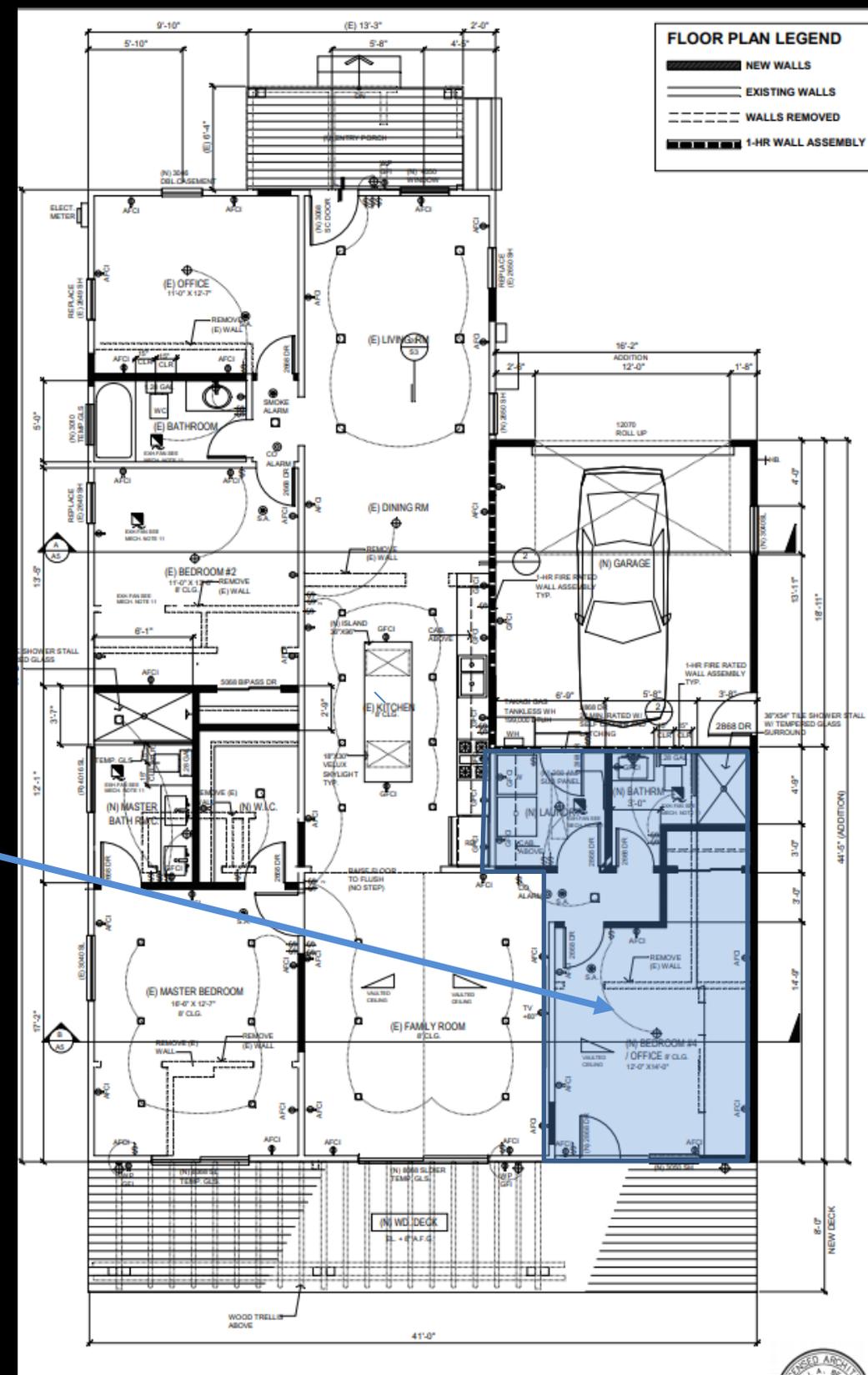




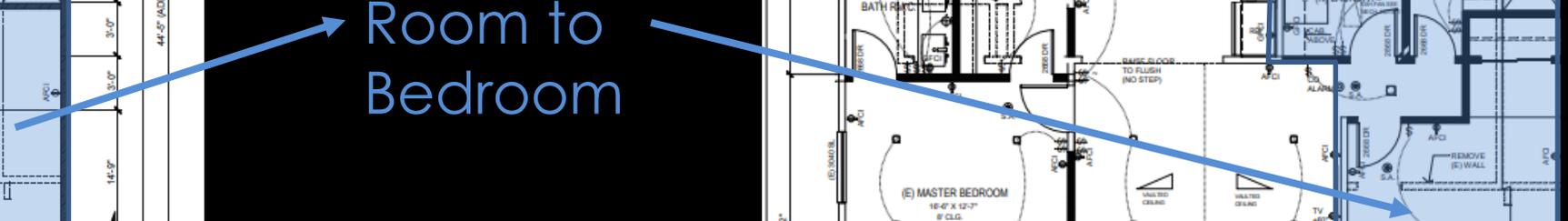
# Permitted Layout



# Proposed Layout



Media Room to Bedroom





## REGULATIONS

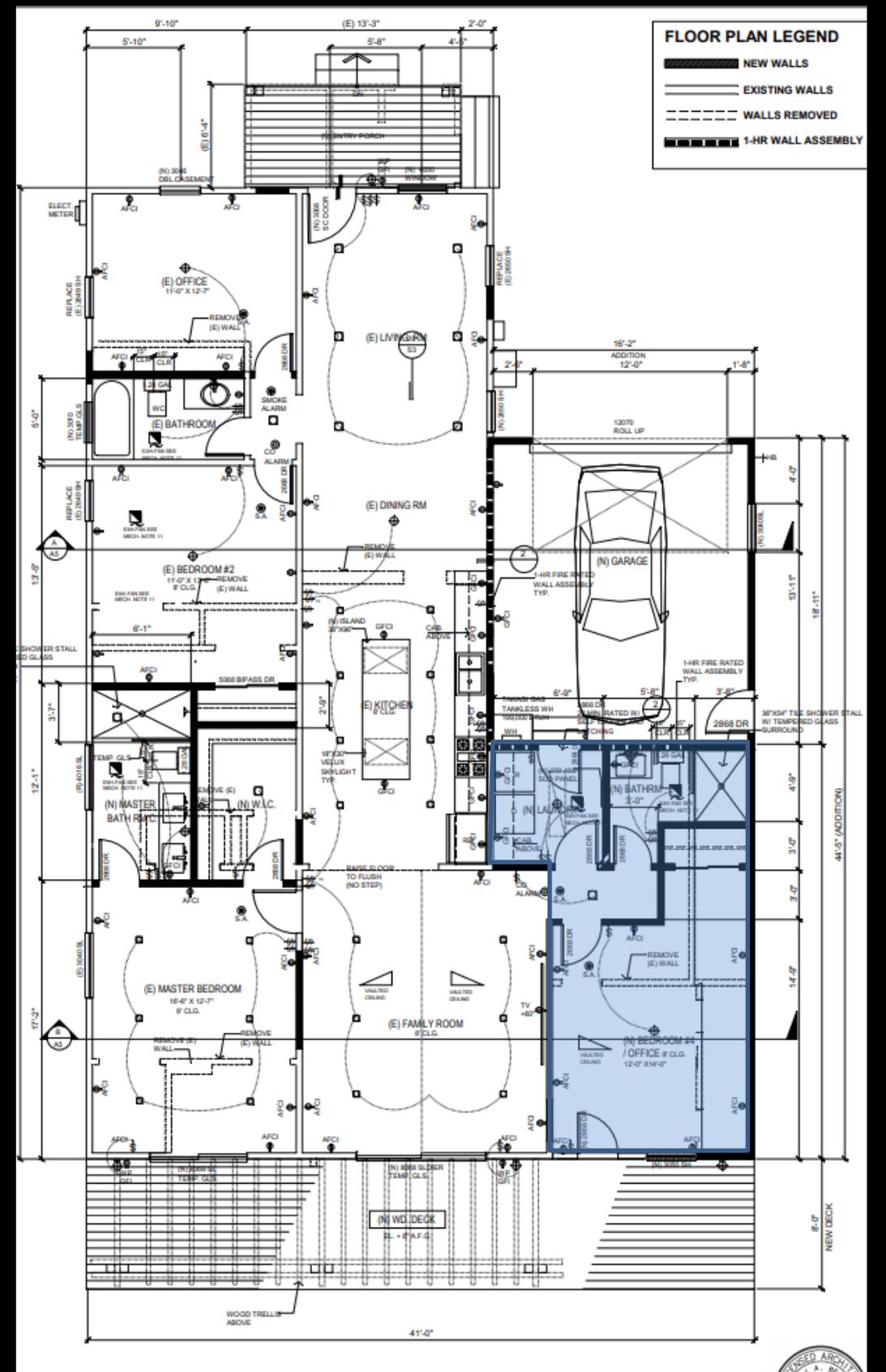
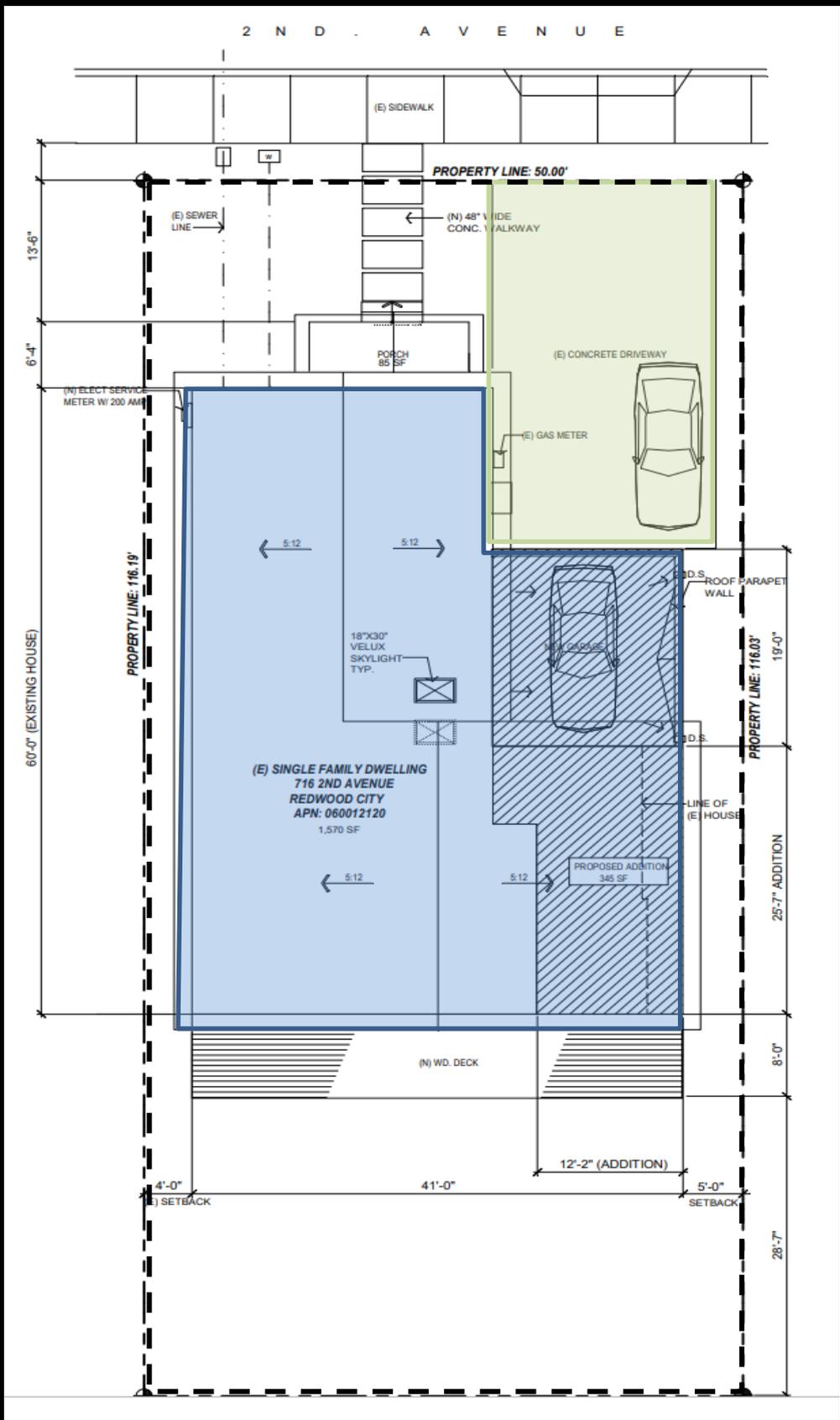
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### Zoning Regulations Section 6119:

Two covered parking spaces required for a house with 2 or more bedrooms.

### Zoning Regulations Section 6120:

Exception with finding that the establishment, maintenance and/or conducting of the off-street parking facilities as proposed are as nearly in compliance with the requirements of Section 6119 as are reasonably possible.





## **RECOMMENDATION**

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That the North Fair Oaks Community Council provide a recommendation to the Community Development Director on the proposed Off-street Parking Exception, PLN 2021-00250.



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