



North Fair Oaks Community Council
San Mateo County Coordinated
Departmental Response



DATE: September 14, 2017
NFOCC MEETING DATE: September 28, 2017
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 Section 6117 of San Mateo County's Zoning Regulations, to allow one covered parking space where two are required and to allow one uncovered parking space located in the front yard setback located at 499 - 6th Avenue in the unincorporated North Fair Oaks area of San Mateo County.

County File Number: PLN 2017-00052 (Sundaram/Barbosa)

PROPOSAL

The applicant proposes to remodel the existing 983 sq. ft. two-bedroom single-family residence, remove an existing single-stall carport and replace it with a 270 sq. ft. attached single-car garage and add 726 sq. ft. to the rear and right side of the residence. The addition will result in a 1,709 sq. ft. single-family residence with three bedrooms, two bathrooms, an office and an attached 270 sq. ft. one-car garage. The applicant requests an Off-Street Parking Exception to allow a one-car garage and one uncovered parking space where two covered parking spaces are required. The uncovered off-street parking space will be located off of the existing drive way in the front yard setback. No tree removal is proposed with this project. However, per Tree Removal Permits PLN 2002-00696 and PLN 2016-00184, two (2) 15-gallon trees shall be replanted prior to the issuance of final building approval for the proposed project.

RECOMMENDATION

That the North Fair Oaks Community Council provide a recommendation to the Community Development Director on the proposed Off-Street Parking Exception to allow a one-car garage and one uncovered parking space (off of the existing driveway), located within the existing driveway, where two covered parking spaces are required.

BACKGROUND

Report Prepared By: Laura Richstone, Project Planner

Owner: Raju Sundaram

Applicant: Luis Barbosa

Location: 499 - 6th Avenue, North Fair Oaks

APN: 060-072-010

Parcel Size: 6,000 sq. ft.

Existing Zoning: R-1/S-73 (Single-Family Residential)

General Plan Designation: Single-Family Residential (15 du/ac – 24 du/ac)

Existing Land Use: Single-Family Residential

Water Supply: California Water Service – Bear Gulch

Sewage Disposal: Fair Oaks Sewer District

Flood Zone: Zone X (area of minimal flood risk); FEMA Panel No. 06081C0302E, Effective October 16, 2012

Environmental Evaluation: The project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15301, Class 1, for a minor alteration of an existing private structure (a single-family dwelling) where the project involves negligible expansion of use.

Setting: The project site, located on the corner of 6th Avenue and Park Street, is situated within the densely developed urban community of North Fair Oaks. The parcel is located within the R-1 Zoning District and is developed with a single-family residence built in 1949. Four mature oak trees (ranging from 22 inches diameter at breast height (dbh) to 36 inches dbh) as well as four other significant trees (e.g., plum tree) are located along the side property lines.

Chronology:

<u>Date</u>	<u>Action</u>
February 23, 2017	- Subject Off-Street Parking Exception application, PLN 2017-00052 Submitted

- March 10, 2017 - Application Deemed Incomplete
- August 30, 2017 - Application Deemed Complete
- September 28, 2017 - North Fair Oaks Community Council Meeting

DISCUSSION

A. KEY ISSUES

1. Compliance with the General Plan/North Fair Oaks Community Plan

The proposed project complies with all applicable General Plan Policies, specifically:

Urban Land Use Policies

- a. 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 dwelling 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.

- b. Policy 8.40 (*Parking Regulations*) 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 replace an existing single-stall attached carport with an attached one-car garage in conjunction with a third bedroom addition at the rear of the existing single-family residence. The one-car garage will be attached to the house and constructed on the right side of the residence where the single-stall carport currently exists. The proposed addition and remodel will add a third bedroom, office space, and two bathrooms to the rear of the residence. The

Zoning Regulations establishes a two-car covered parking as the minimum parking required 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 interior dimensions of the proposed one-car garage (10 feet x 25 feet) is compliant with the minimum parking dimensions. Access to the proposed garage is unaffected by the project in that no changes to the existing driveway apron are proposed, thus, on-street parking remains unchanged. Relief from the second covered parking requirement is requested though this Off-Street Parking Exception and is discussed further under Section 2.a, below.

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). The 983 sq. ft. single-story residence consists of two bedrooms, an attached 288 sq. ft. single-stall carport, an attached 54 sq. ft. storage shed (built within the carport), and a separate detached 125 sq. ft. shed located in the left rear corner of the property. The owner’s proposal to demolish the existing carport, demolish both storage sheds, and construct a new 726 sq. ft. addition to include a third bedroom at the rear of the house, and construct a 270 sq. ft. one-car garage where two covered parking spaces are required, has prompted this permit application. The proposed addition and remodel of the existing single-family dwelling is a permitted use in the R-1 Zoning District.

Pursuant to Section 6300 of the County Zoning Regulations, all development standards for this parcel are regulated by the S-73 Zoning District. The proposed project complies with all applicable development standards as outlined in the table below:

	S-73 Development Standards	Existing	Proposed
Minimum Lot Width	Average 50 ft.	50 ft.	--
Minimum Lot Area	5,000 sq. ft.	6,000 sq. ft.	--
Minimum Front Yard Setback	20 ft.	26 ft.	25 ft.
Minimum Rear Yard Setback	20 ft.	40 ft.	32 ft. 10 inches
Minimum Right Side Yard Setback ¹	10 ft.	6 ft.	10 ft. 3 inches
Minimum Left Side Yard Setback	5 ft.	5 ft. 3 inches	5 ft. 3 inches
Maximum Building Height	28 ft.	15 ft.	16 ft. 2 inches

	S-73 Development Standards	Existing	Proposed
Maximum Lot Coverage	3,000 sq. ft.	1,396 sq. ft.	1,980 sq. ft.
Maximum Floor Area Ratio ²	2,860 sq. ft.	1,109 sq. ft.	1,710 sq. ft.
¹ Per Section 6300.4.17, when the side property line fronts a public or private street a minimum 10-foot side yard setback shall be required. ² Per Section 6300.4.19, garages and carports under 400 sq. ft. are excluded from FAR calculations. FAR calculations are as follows: $.26 (\text{parcel size} - 5,000) + 2,600$ square feet.			

b. Parking Requirements

The proposed project includes the request to allow one covered parking space and one uncovered parking space (located within the 20-foot front yard setback) where two covered parking spaces are required. While the existing one-car carport is a legal, non-conforming situation, it is the addition of the third bedroom pursuant Section 6136 (*Non-Conforming Situations*) that triggers the requirement to provide a second covered parking space. 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 the right side yard setback. Alternatively, a new one-car carport could be constructed in the rear yard where the shed currently existing. However, providing covered parking in the rear yard of the property would require the construction of a second driveway, the construction of a new curb cut off of Park Road, and result in the loss of on-street parking to accommodate the new driveway. Additionally, the construction of the driveway and curb cut would most likely require the removal of one or more of the mature oak trees that run parallel to Park Road. While the construction of the proposed addition does not preclude the construction of a second covered parking space on the project parcel, providing such a space comes at the cost of losing on-street parking and removing one to two Significant¹ sized oak trees. As such, the applicant has proposed to provide one covered parking space within in the new garage, and one uncovered parking space located off of the existing driveway within the 20-foot front yard setback.

¹ Per Section 12012, Significant trees are all trees measuring 12" diameter at breast height (dbh) or greater.

3. Compliance with the 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 conduction of the off-street parking facilities as proposed are as nearly in compliance with the requirements set forth in County Zoning Regulations Section 6119 (Parking) as are reasonably possible.

As discussed previously, the proposed addition and remodel to the existing single-family house seeks to replace an existing one stall carport with an attached 270 sq. ft. single-car garage and add approximately 726 sq. ft. of living space to the rear and side of the residence to construct a new office, third bedroom, and two bathrooms. Due to the placement and configuration of the existing house, providing an attached two-car garage would require a right side yard encroachment of roughly 8 feet (leaving a 2-foot right side yard setback from the property line), the demolition and reconfiguration of the entire existing residence, and/or a combination of both. Construction of a single-car detached garage or carport would require a new driveway and curb cut along Park Road which would reduce on-street parking and would likely require the removal of mature oak trees. By providing one covered parking space and requesting an Off-Street Parking Exception to provide a second uncovered parking space located off of the in the existing driveway in the 20-foot front yard setback, the proposal avoids a reduction of on-street parking and tree removal and will provide two parking spaces which is as nearly in compliance with the parking regulations as reasonably possible.

ATTACHMENTS

- A. Vicinity Map
- B. Photos
- C. Project Plans

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Project Parcel

San Mateo County North Fair Oaks Community Council Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____

Front Elevation



San Mateo County North Fair Oaks Community Council Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____

Right Side Elevation



San Mateo County North Fair Oaks Community Council Meeting

Owner/Applicant:

Attachment:

File Numbers:

Rear Elevation



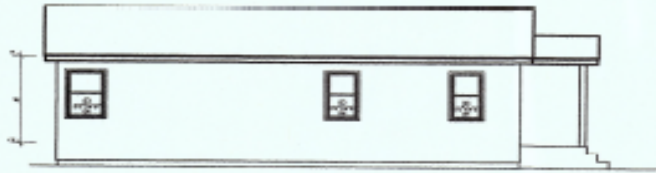
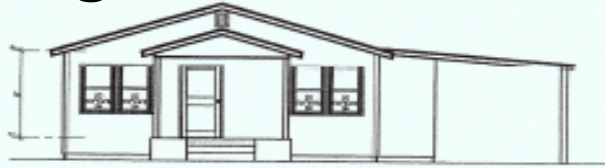
San Mateo County North Fair Oaks Community Council Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____

Existing



Elevations



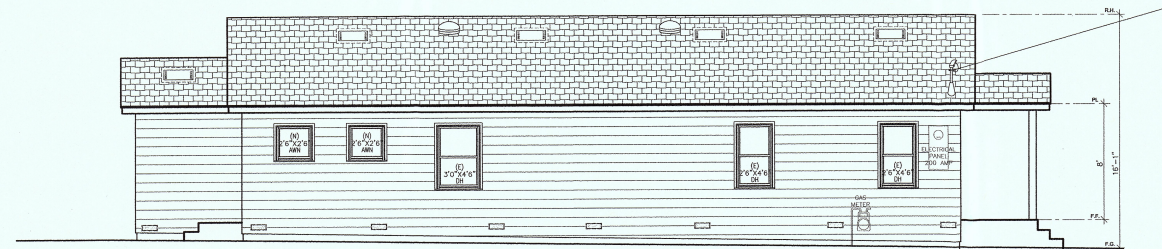
Front Elevation

Scale 1/4" - 1'-0"



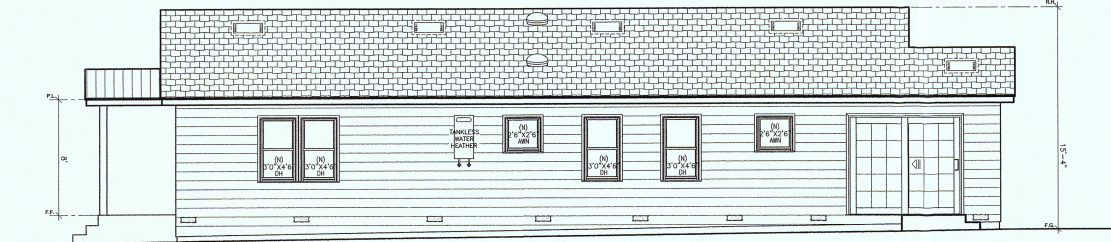
Rear Elevation

Scale 1/4" - 1'-0"



Side Elevation

Scale 1/4" - 1'-0"



Side Elevation

Scale 1/4" - 1'-0"

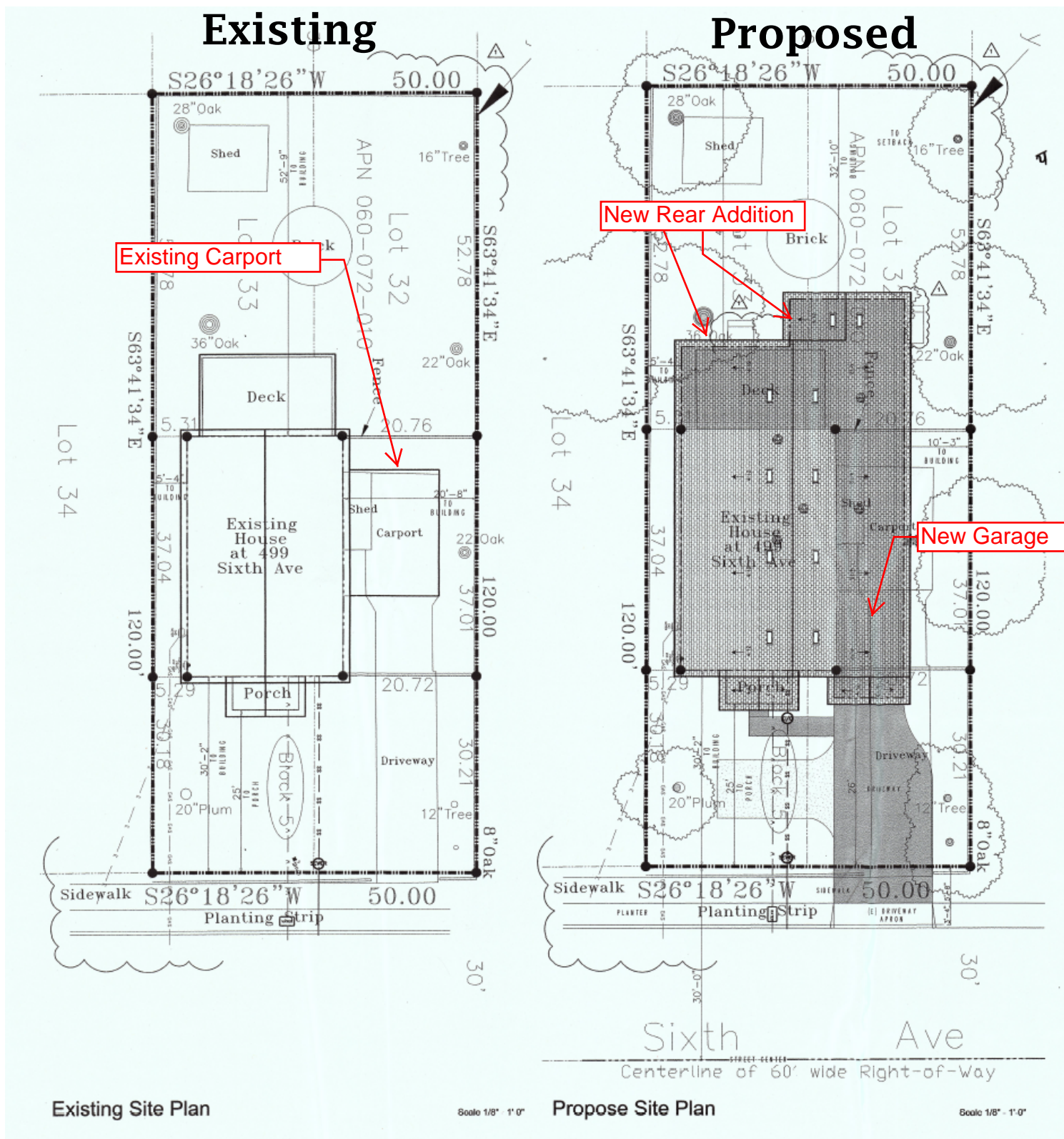
San Mateo County North Fair Oaks Community Council Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____

Site Plans



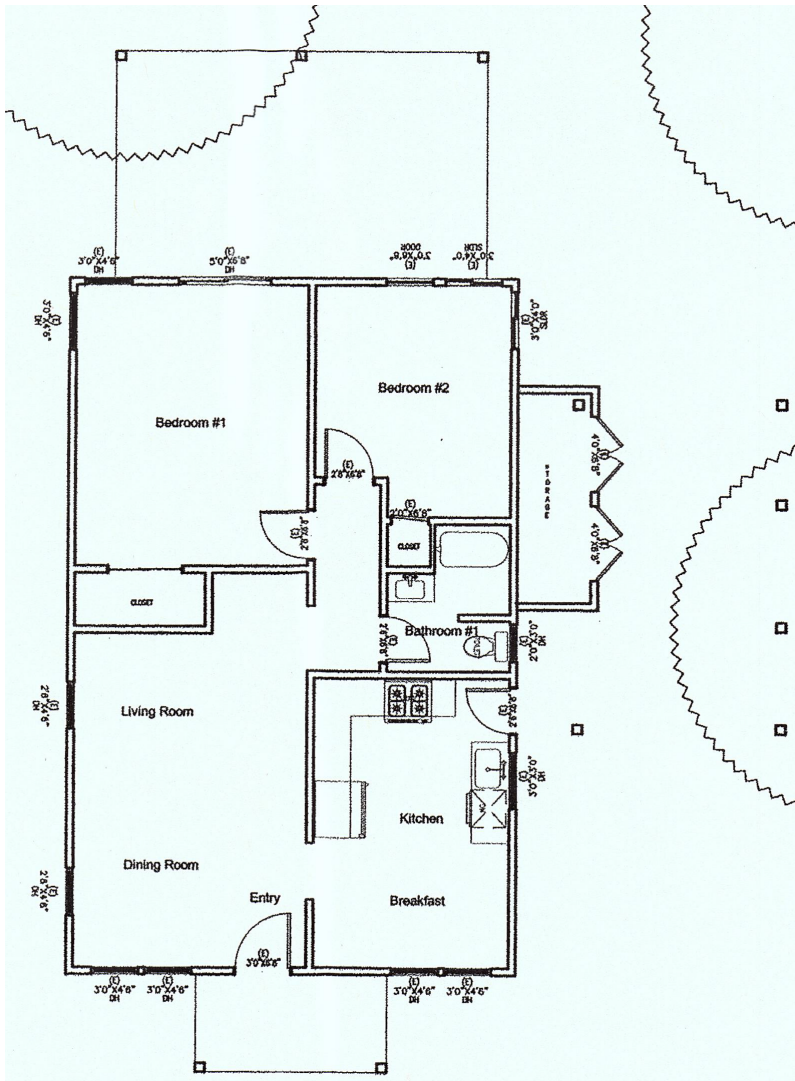
San Mateo County North Fair Oaks Community Council Meeting

Owner/Applicant: _____

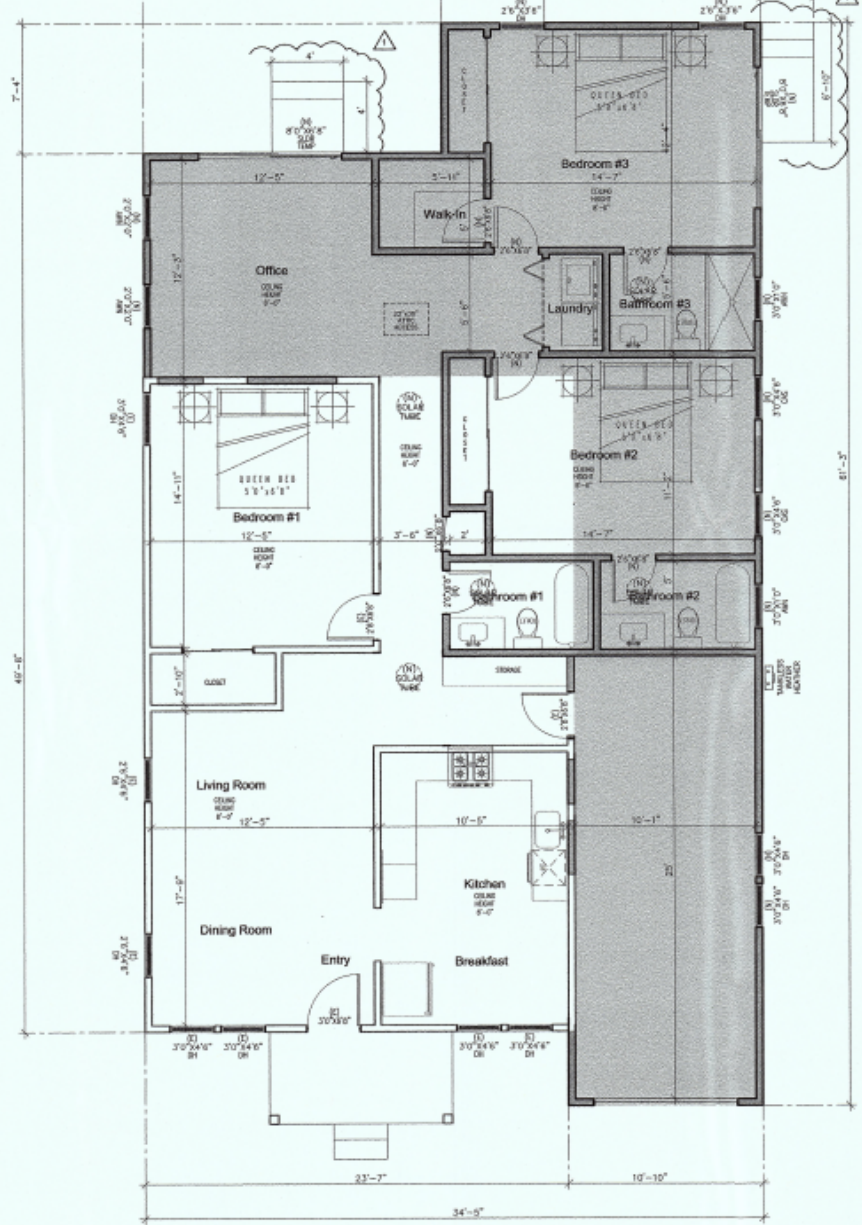
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Floor Plans



Existing



1st Floor Plan

Proposed

Scale 1/4" = 1'-0"

San Mateo County North Fair Oaks Community Council Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____