



North Fair Oaks Community Council
San Mateo County Coordinated
Departmental Response



Date: June 11, 2015
NFOCC Meeting Date: July 23, 2015
Special Notice / Hearing: 300 ft. Notice
Vote Required: Majority

To: Members, North Fair Oaks Community Council

From: Planning Staff

Subject: Consideration of an Off-Street Parking Exception, pursuant to the County Zoning Regulations (*Parking*), Section 6120 (*Exceptions*), to allow one uncovered parking space to be located parallel to the existing driveway and within the front yard setback (in association with a proposed one-bedroom 2nd story addition), located at 819 6th Avenue in the unincorporated North Fair Oaks area of San Mateo County. County File Number: PLN 2015-00164

RECOMMENDATION:

Recommend to the Community Development Director whether the Council concludes that the required finding for the Off-Street Parking Exception can be made:

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 the County Zoning Regulations (Parking), Section 6119, as are reasonably possible.

PROPOSAL:

The property owner requests an Off-Street Parking Exception to allow one uncovered parking space to be located parallel to the existing driveway and within the front yard setback (in association with a proposed one-bedroom 2nd story addition)

BACKGROUND:

Owner/Applicant: Kari Della Chiesa

Location: 819 6th Avenue, North Fair Oaks

APN: 055-082-090

Size: 5,450 sq. ft.

Zoning: R-1/S-73 (Single-family residential/5,000 sq. ft. lot minimum)

General Plan: Single-family residential

Existing Land Use: Single-family residence

Water Supply: California Water Service Company

Sewage Disposal: Fair Oaks Sewer District

Flood Zone: Flood Zone X (area of minimal flooding) pursuant to FEMA Community Panel 06081C0302E, effective October 16, 2012.

Environmental Evaluation: Categorically exempt pursuant to Section 15301, Class 1 of the California Environmental Quality Act (CEQA) for additions to existing structures.

Setting: The project site is located within a built-out single-family residential neighborhood in the North Fair Oaks area of San Mateo County.

DISCUSSION:

A. KEY ISSUES

1. Uncovered Parking for Proposed Bedroom Addition

The owner wishes to construct a second story addition to their home. The existing residence, built in 1948, has two bedrooms and a one-car garage. The addition will add a third bedroom. A 3-bedroom house requires two covered off street parking spaces as required by Section 6119 (Parking Requirements). The only available off-street parking space is located parallel to the original driveway and would encroach into the 20-ft. front yard setback. It will be uncovered.

FISCAL IMPACT:

No fiscal impact to the County.

MOTION:

I move that the Council recommend approval of the off-street Parking Exception on the basis that the required finding can be made.

ATTACHMENTS:

- A. Vicinity Map
- B. Proposed Site Plan
- C. Street View



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar, IGN, USGS, AEX, Getmapping, AeroGrid, IGN, ICP, swiss topo, and the GIS User Community

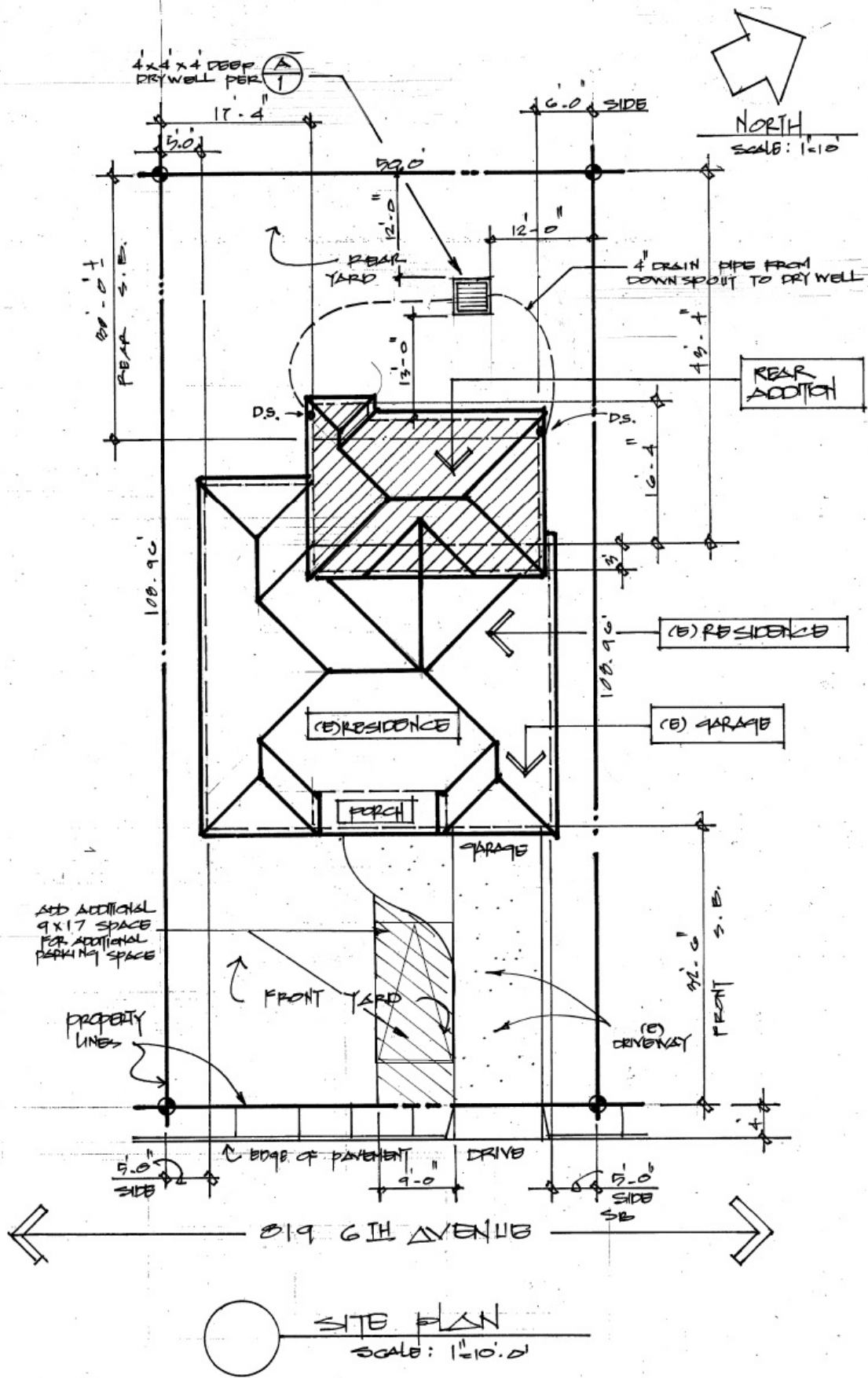
VICINITY MAP

GUb`A UHc`7 ci bhmBcfH : Ujf`CU_g`7 ca a i b]hm7 ci bWj`A YHj[b]

Owner/Applicant: _____

Attachment: _____

File Numbers: _____



Owner/Applicant: _____ Attachment: _____

File Numbers: _____



GUb`A UHyc`7ci blmiBcfH` : Ujf`CU_g`7ca a i b]hm7ci bWj`A YYh]b[

Owner/Applicant: _____

Attachment: _____

File Numbers: _____