



North Fair Oaks Community Council
San Mateo County Coordinated
Departmental Response



Date: June 10, 2015
NFOCC Meeting Date: June 25, 2015
Special Notice / Hearing: None
Vote Required: Majority

To: Members, North Fair Oaks Community Council

From: Tiare Pena, Project Planner

Subject: Consideration of an Off-Street Parking Exception pursuant to the County Zoning Regulations (*Parking*) Section 6120 (Exceptions), to allow two covered tandem parking spaces where two(?) non-tandem spaces are required for the addition of two bedrooms; Located at 431 3rd Avenue in the unincorporated North Fair Oaks area of San Mateo County. County File Number: PLN2015-00106.

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 County Zoning Regulations(Parking) Section 6119.

PROPOSAL:

The applicant proposes to extend the existing one car garage further into the residence in order to provide two tandem covered parking spaces. The applicant proposes to remodel the existing 1,265 sq. ft. two-bedroom single family residence and add 391 sq. ft. to the rear to construct two additional bedrooms in conjunction with the conversion of the home into an adult care facility to accommodate up to five ambulatory and non-ambulatory seniors.

BACKGROUND:

Owner: Kristina Atendido

Applicant: Arnoldo Hernandez

Location: 451 3rd Avenue, Redwood City

APN: 060-056-230

Size: 3,960 sq. ft. (existing 1,483 sq. ft. residence including garage and porch)

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 06081C0304E, effective October 16, 2012.

Environmental Evaluation: Categorically exempt pursuant to Section 15303, Class 3 of the California Environmental Quality Act (CEQA) for the construction and/or conversion of small 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:

This project was discussed at the meeting of May 28, 2015, the Council on a 5-2 vote recommended denial of the Off-Street Parking Exception. The applicant has revised their plans and proposes to create two covered tandem parking spaces by extending into the existing residence and relocating the kitchen. # covered parking spaces would otherwise be required by the Zoning Regulations. This item is brought to the North Fair Oaks Community Council as it meets certain criteria, specifically, 1) that the numbers of bedrooms exceed three and, 2) that the new addition brings the square footage over 1,500 sq. ft. The proposal is to allow the conversion of the single family into a residential care facility. The new 391 sq. ft. addition will include two bedrooms and an additional bathroom bringing the total square footage of the residence to 1,656 sq. ft.

FISCAL IMPACT:

None

Attachments:

Vicinity Map

Proposed Plans



San Mateo County North Fair Oaks Community Council Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____