



**North Fair Oaks Community Council**  
San Mateo County Coordinated  
Departmental Response



**DATE:** October 11, 2018  
**NFOCC MEETING DATE:** October 25, 2018  
**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 the San Mateo County's Zoning Regulations, to allow one covered parking space and one uncovered parking space located in the front yard setback located at 3340 Spring Street, in the unincorporated North Fair Oaks area of San Mateo County.

County File Number: PLN 2018-00279 (Davis)

**PROPOSAL**

An Off-Street Parking Exception to allow one covered parking space where two covered parking spaces is required associated with a two bedroom addition to an existing two bedroom single-family residence for a total of four bedrooms.

The applicant proposes to remodel the existing 1,103 sq. ft. two-bedroom single-family residence and maintain the existing one-car garage (10.5 ft. x 23 ft. deep). The addition of 946 sq. ft., proposed at the rear of the residence, includes an expanded family room, expanded kitchen, a third bedroom, a master bedroom, a bathroom and a laundry room. The applicant requests an Off-Street Parking Exception to allow a one-car garage and one tandem parking space in the driveway within the front yard setback. One 24-inch diameter at breast height (dbh) cottonwood tree removal is proposed for removal due to the tree's location within the new proposed footprint; the tree permit was approved on July 12, 2018 (PLN 2018 00198).

## **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 (located within the existing driveway), where two covered off-street parking spaces are required.

## **BACKGROUND**

Report Prepared By: Olivia Boo

Owner/Applicant: Melissa and Tim Davis

Location: 3340 Spring Street, Redwood City

APN: 055-105-070

Parcel Size: 7,500 sq. ft.

Existing Zoning: R-1/S-73 (Single-Family Residential/Minimum 5,000 sq. ft. parcel)

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

Existing Land Use: Existing single-family residence

Water Supply: Existing service by Redwood City Municipal Water

Sewage Disposal: Fair Oaks Sewer District

Flood Zone: Zone X (area of minimal flood hazard); Community 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 is a flat parcel located on Spring Street, west of Bay Road with the railroad tracks to the south. Industrial and commercial uses are beyond the railroad tracks. Single-family residences exist east, west and north of the project site.

Chronology:

Date      Action

July 24, 2018      Subject Off-Street Parking Exception application submitted

August 17, 2018      Application Deemed Complete

**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 Single-Family 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 is requesting an exception to the required parking and wishes to retain the existing one-car attached garage in conjunction with a two bedroom addition at the rear of the existing single-family residence. The one-car garage is located on the left side of the residence at a 4.9-foot setback. The existing residence is a non-conforming building in that the submitted survey has identified the side yard setbacks at 4.8 feet (left side) and 4.9 feet (right side). No additional space is available on the parcel in order to construct a two car garage without substantially impacting the existing interior living space.

Zoning Regulations establishes 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 ft. x 19 ft.

(171 sq. ft.). The interior dimensions of the existing one-car garage (10.5 ft. x 23 ft.) is compliant with the minimum parking dimensions. Access to the existing 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 through 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 1,103 sq. ft. single-story residence consists of two bedrooms, an attached 268 sq. ft. one-car garage, and a detached 86 sq. ft. storage shed (located in the left rear corner of the property). The owner's proposal to add two bedrooms to the rear of the house and maintain a one-car garage 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.	No Change
Minimum Lot Area	5,000 sq. ft.	7,500 sq. ft.	No Change
Minimum Front Yard Setback	20 ft.	24 ft.	No Change
Minimum Rear Yard Setback	20 ft.	81 ft.	56 ft.
Minimum Right Side Yard Setback	5 ft.	4 ft. 9 inches	5 ft.
Minimum Left Side Yard Setback	5 ft.	4 ft. 8 inches	5 ft.
Maximum Building Height	28 ft.	17 ft.	15 ft.
Maximum Lot Coverage	50% (3,750 sq.)	1,458.3 sq. ft.	2,915.3 sq. ft.
Maximum Floor Area Ratio	3,250 sq. ft.	1,458/3 sq. ft.	2,915.3 sq. ft.

b. Parking Requirements

The proposed project includes the request to allow one covered parking space and one uncovered tandem parking space (located in the existing driveway within the 20-foot front yard setback) where two covered parking spaces is required. While the existing one-car garage is legal, the addition of the third and fourth bedroom will enlarge the non-conforming situation pursuant Section 6136 (*Non-Conforming*

*Situations*) and prompts 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 significantly impacting either reconstructing the existing house living space. Alternatively, although the rear yard can accommodate a one-car carport/garage, each side yard is just under 5 feet and cannot accommodate the required driveway access to the rear yard. As such, the applicant can provide one covered parking space with the existing garage, and one uncovered parking space in the existing driveway, within the 20-foot front yard setback.

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.

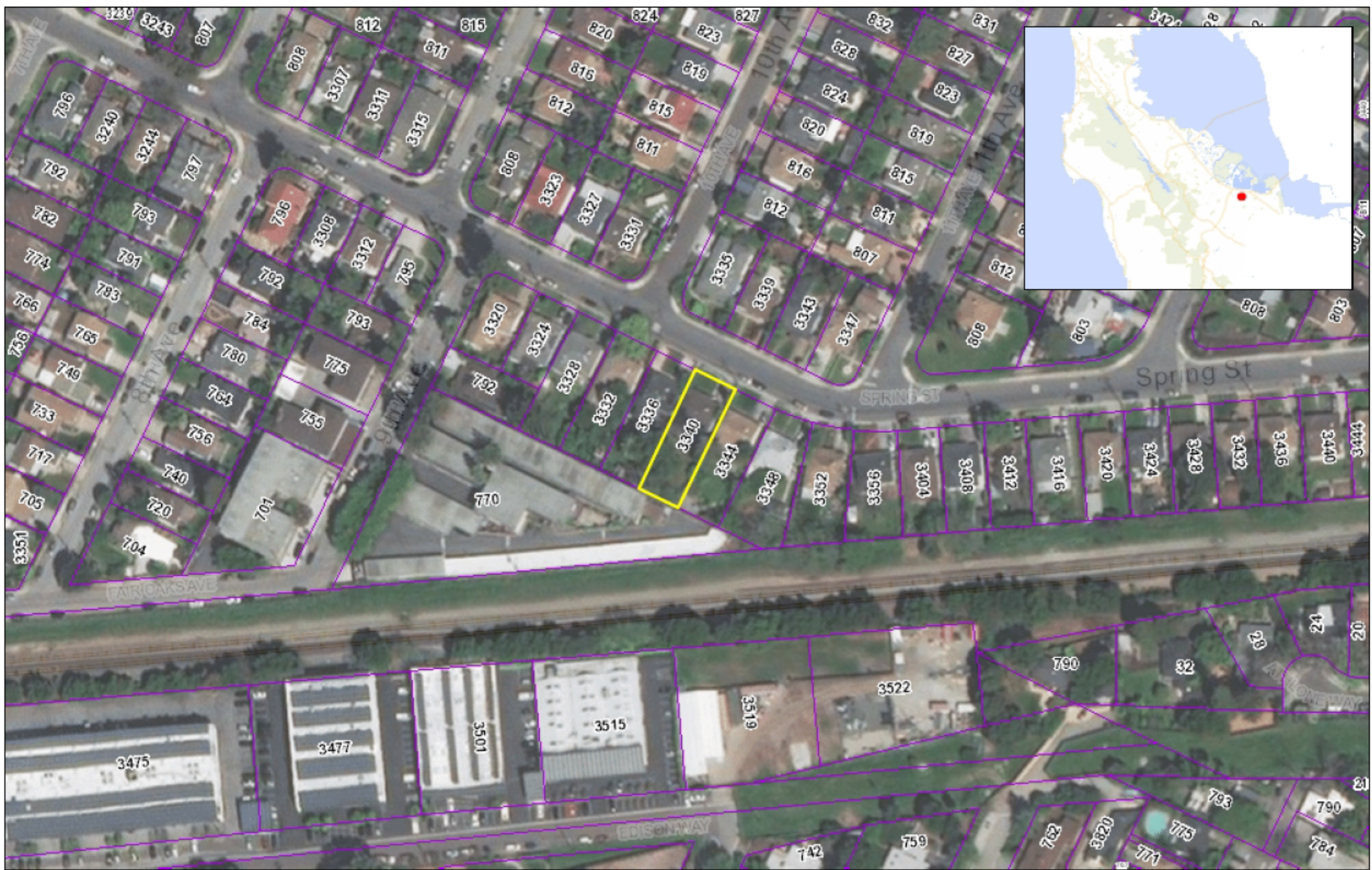
As discussed previously, the proposed addition and remodel to the existing single-family house seeks to remodel an existing 1,103 sq. ft. one-story single-family residence with an attached one-car garage. Due to the placement and configuration of the existing house, providing a two-car garage would require substantial reconfiguration of the residential floor plan and access to a detached garage or carport, were it proposed, could not be accomplished without demolition of a portion of the residence. Requesting an Off-Street Parking Exception to provide a second uncovered parking space located in the existing driveway will provide two parking spaces which is as nearly in compliance with the parking regulations as reasonably possible.

**ATTACHMENTS**

- A. Vicinity Map
- B. Site Plan
- C. Existing Floor Plan
- D. Proposed Floor Plan
- E. Elevations
- F. Survey

OSB:ann – OSBCC0494\_WNN.DOCX







**3340 SPRING STREET  
SITE PLAN**  
SCALE: 1/8" = 1'-0"

**DRAINAGE**  
SURFACE DRAINS SHALL BE DIVERTED TO STORM SEWER CONVEYANCE OR OTHER APPROVED POINT OF COLLECTION, NOT CREATE A HAZARD. LOT SHALL BE GRADED TO DRAIN AWAY FROM FOUNDATION WALLS. THE GROUND SHALL FALL A MIN. OF 1" WITHIN THE FIRST 10 FEET. EXISTING DOWNSPUTS TO 2 FT CONCRETE CRASH BLOCK FLOORING AWAY FROM FOUNDATION AND NEIGHBORS PROPERTY.

**STEEL INFORMATION**

PROPERTY ADDRESS	3340 SPRING STREET
SITE AREA	7,280 S.F.
ASSESSORS PARCEL NUMBER	025-00403
ZONE DISTRICT	R-1
OCCUPANCY GROUP	RESID
CONSTRUCTION TYPE	W1
NUMBER OF STORES	ONE STORY
MAX. PERMITTED FLOOR AREA	3,750 SF

<b>BUILDING STR. COVERAGE</b>	<b>EXISTING</b>	<b>PROPOSED</b>	<b>TOTAL</b>
MAIN FLOOR	1,104 SF	946 SF	2,050 SF
GARAGE	208.3 SF		208.3 SF
ADJACENT BUILDING	38.6 SF		38.6 SF
<b>TOTAL</b>	<b>1,450.9 SF</b>	<b>946 SF</b>	<b>2,396.9 SF</b>

<b>DECK</b>	<b>340 SF</b>
<b>FRONT PORCH</b>	<b>171 SF</b>
<b>LOT COVERAGE</b>	<b>2,916.3 SF</b>
<b>20%</b>	<b>38.8 %</b>

**NO FLOOD ZONE**  
**NO EASEMENTS**  
**NO HAZARDOUS WASTES**  
**NO GRADING**

**APPLICABLE CODES AND REGULATIONS**

- California Building Code 2016 (CBC)
- California Building Code 2016 (CBC)
- California Fire Code 2016 (CFC)
- California Fire Code 2016 (CFC)
- California Electrical Code 2016 (CEC)
- California Mechanical Code 2016 (CMC)
- California Energy Code 2016 (CEC)
- California Green Building Standards Code 2016 (CALGreen)
- All other state & local ordinances & regulations

**FIRE RESISTIVE CONSTRUCTION**

ONE-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION FOR THE UNDERSIDE OF THE GARAGE DEAVS THAT ARE BETWEEN 2 TO 5 FEET FROM THE PROPERTY LINE FOR NON-FIRE SPRINKLER BUILDINGS, 304-CRC TABLES R201.1 (1) AND R203.4 (2)

**PROTECTIONS FOR OPENINGS THAT WOULD ALLOW YOU NOT TO FIRE RATE THE UNDERSIDE OF THE ROOF. PROTECT THE UNDERSIDE OF THE DVS TO BE REDUCED TO 0 HOURS IF SOLID BLOCKING IS PROVIDED FROM WALL TOP PLATE TO UNDERSIDE OF THE ROOF SHEATHING. NO FIRE OPENINGS ALLOWED WITHIN 2 FEET OR LESS FROM THE PROPERTY LINE. ONE-HOUR FIRE RESISTIVE CONSTRUCTION FOR EXTERIOR WALLS LESS THAN 5 FEET FROM PROPERTY LINE WITHOUT FIRE SPRINKLES AND LESS THAN 3 FEET FROM PROPERTY LINE WITH FIRE SPRINKLES. WALL SHALL BE ONE-HOUR RATED ON BOTH SIDES. 5/8" TYPE 'X' INSULGLASS OVER THE EXTERIOR BREAK PRIOR TO INSTALLATION OF**

**CALGREEN MAINTENANCE MEASURES:**

- Best practices for site analysis and development as outlined per Section 4.2.2, 4.2.3, 4.2.4, 4.2.5, 4.2.6, 4.2.7, 4.2.8, 4.2.9, 4.2.10, 4.2.11, 4.2.12, 4.2.13, 4.2.14, 4.2.15, 4.2.16, 4.2.17, 4.2.18, 4.2.19, 4.2.20, 4.2.21, 4.2.22, 4.2.23, 4.2.24, 4.2.25, 4.2.26, 4.2.27, 4.2.28, 4.2.29, 4.2.30, 4.2.31, 4.2.32, 4.2.33, 4.2.34, 4.2.35, 4.2.36, 4.2.37, 4.2.38, 4.2.39, 4.2.40, 4.2.41, 4.2.42, 4.2.43, 4.2.44, 4.2.45, 4.2.46, 4.2.47, 4.2.48, 4.2.49, 4.2.50, 4.2.51, 4.2.52, 4.2.53, 4.2.54, 4.2.55, 4.2.56, 4.2.57, 4.2.58, 4.2.59, 4.2.60, 4.2.61, 4.2.62, 4.2.63, 4.2.64, 4.2.65, 4.2.66, 4.2.67, 4.2.68, 4.2.69, 4.2.70, 4.2.71, 4.2.72, 4.2.73, 4.2.74, 4.2.75, 4.2.76, 4.2.77, 4.2.78, 4.2.79, 4.2.80, 4.2.81, 4.2.82, 4.2.83, 4.2.84, 4.2.85, 4.2.86, 4.2.87, 4.2.88, 4.2.89, 4.2.90, 4.2.91, 4.2.92, 4.2.93, 4.2.94, 4.2.95, 4.2.96, 4.2.97, 4.2.98, 4.2.99, 4.2.100.

**REVISIONS**

NO.	DATE	BY
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4		
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10		

**CONTACTS**

**BUILDING DESIGN**  
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**ENGINEER**  
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**OWNER**  
THE MELISSA DAVIS  
3340 SPRING STREET  
REDWOOD CITY, CA 94061  
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**SCALE OF WORK:**  
Addition of two bedrooms, two baths, laundry room, enlarge kitchen and family room. New deck.

**Residential Addition:  
Davis Residence  
3340 Spring Street  
Redwood City, California**

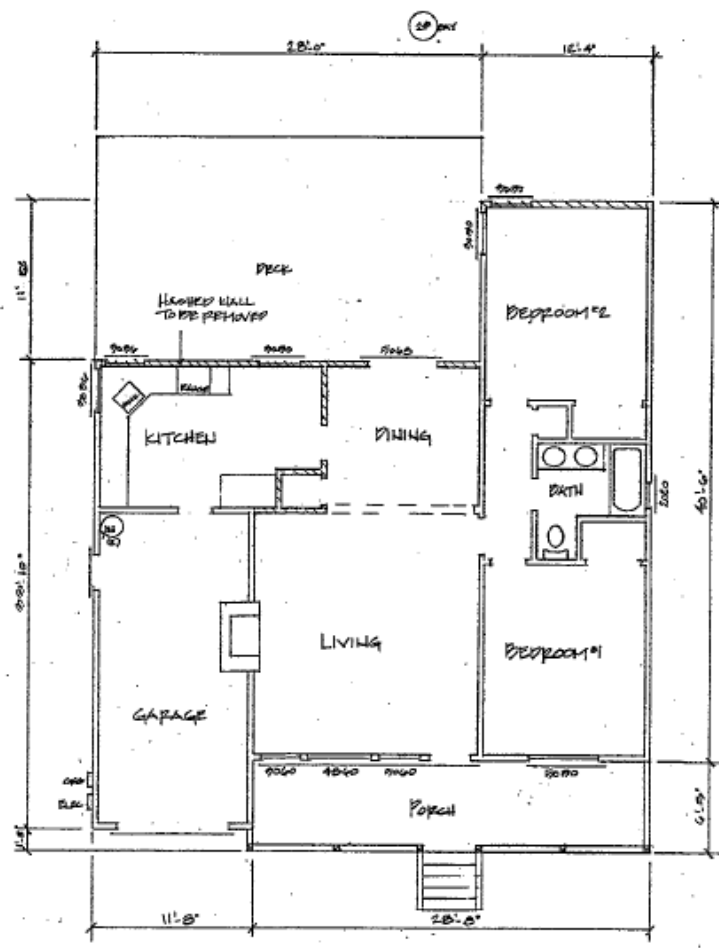
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Job: 171091  
Sheet: 01 of 01

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Owner/Applicant:

Attachment:

File Numbers:



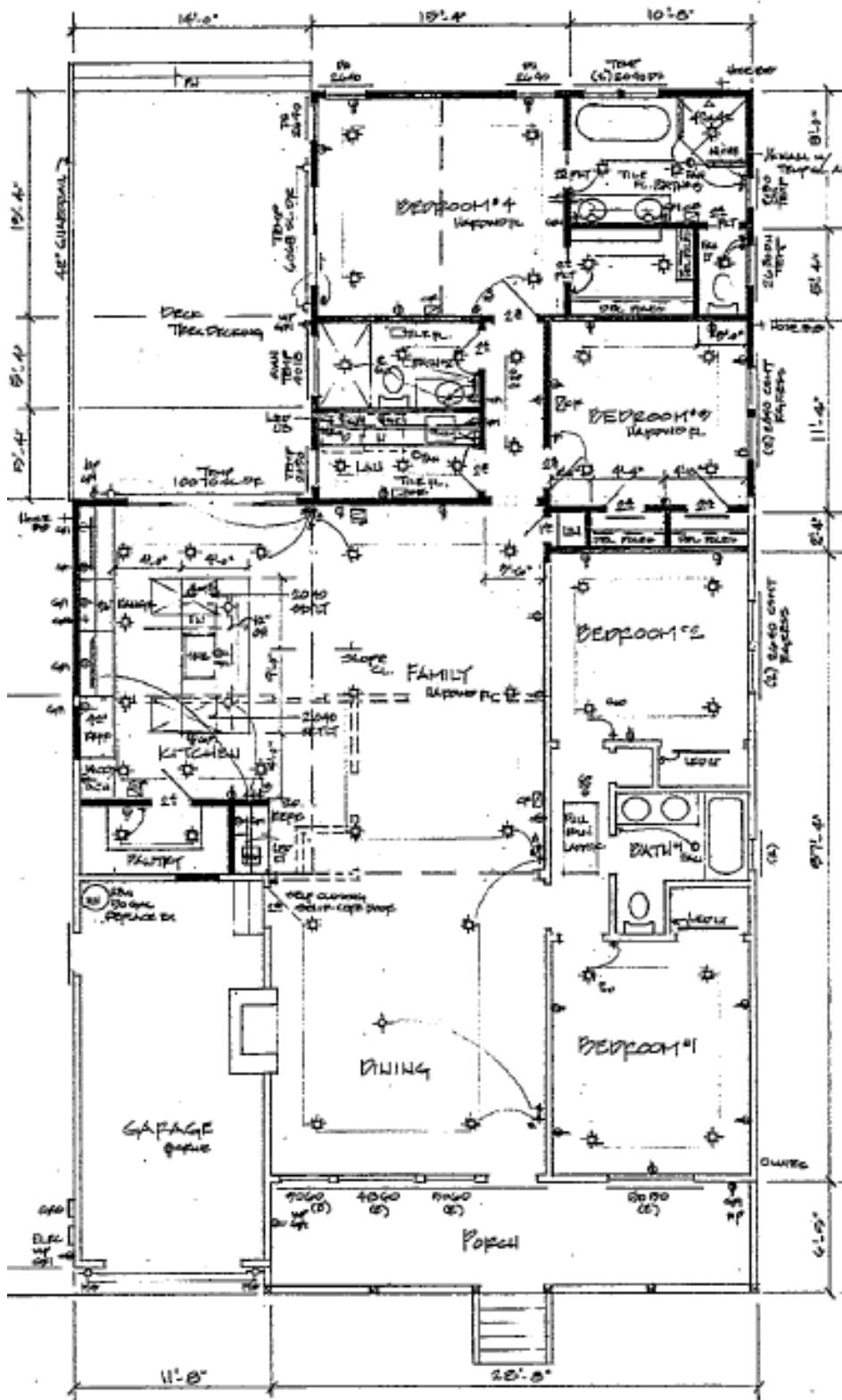
**EX FLOOR PLAN / DEMO PLAN**  
SCALE: 1/4" = 1'-0"

REVISION	BY
<p><b>JMG</b>            Design - Consultant - Planner            Jolana Marjita Gustin            State License # 18004            Home Planning Solutions</p>	
<p>CE-PLAN-12-11            PE-40-PL</p>	
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<p><b>Residential Addition:            Davis Residence            3340 Spring Street            Redwood City, California</b></p>	
DATE	4.13.15
DRAWN BY	JMG
CHECKED BY	JMG
DATE	4.13.15
BY	JMG
DATE	4.13.15

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Owner/Applicant: \_\_\_\_\_ Attachment: \_\_\_\_\_  
 File Numbers: \_\_\_\_\_





EX. FLOOR PLAN  
SCALE: 1/4" = 1'-0"

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Owner/Applicant:

Attachment:

File Numbers:



**REVISIONS BY**


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**RELEVANT**

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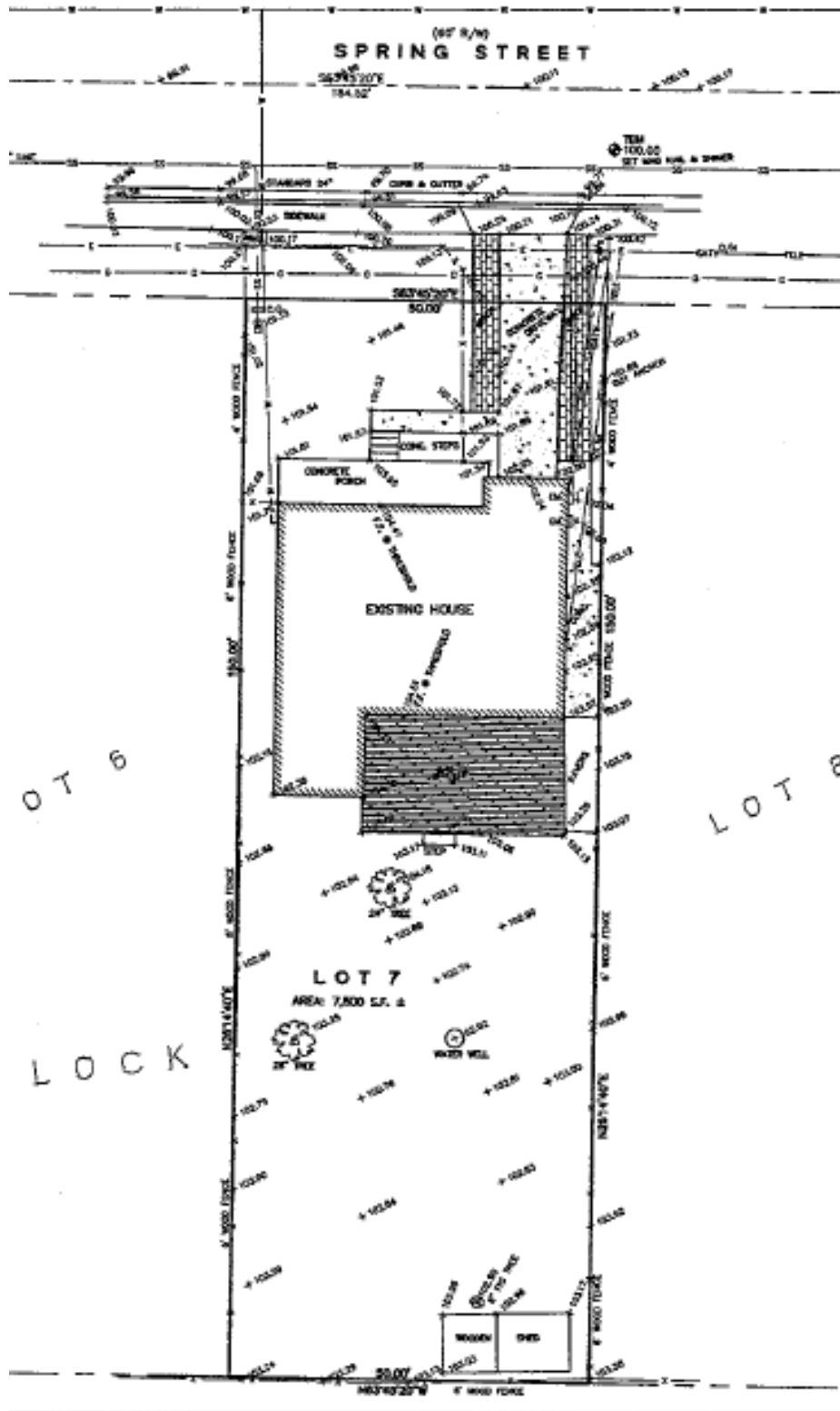
**Residential Addition:**  
**Davis Residence**  
 3340 Spring Street  
 Redwood City, California

**Scale:** 1/4"=1'-0"  
**Date:** 4-6-15  
**Drawn by:** JMG  
**Checked by:** JMG

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