

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: February 23, 2023

TO: Members, North Fair Oaks Community Council

FROM: Planning Staff

SUBJECT: Consideration of an Off-Street Parking Exception, pursuant to Section 6120 of the San Mateo County Zoning Regulations, to allow one covered parking space where two covered spaces are required, in conjunction with a major addition to an existing single-family residence.

County File Number: PLN2022-00168

PROPOSAL

The applicant, Carlos Jahen, and the owner, Laine Sobel, are requesting an Off-Street Parking Exception to maintain the single-car garage where two covered parking spaces are required, in conjunction with 1,602 sq. ft. addition/remodel to the first floor and a 1,210 sq. ft. second story addition. The garage has been converted into living space and is proposed to be converted back to a single-car garage as part of the project.

RECOMMENDATION

That the North Fair Oaks Community Council provide a recommendation to the Community Development Director on the applicant's request for an off-street parking exception to allow for the continued use of a single-car garage where two covered parking spaces are required in association with a major addition/ remodel of an existing single-family residence.

BACKGROUND

Report Prepared By: Katheryne Castro Rivera, Project Planner

Applicant: Carlos Jahen

Owner: Laine Sobel

Public Notification: Ten (10) day advanced notification for the meeting was mailed to property owners within 300 feet of the project parcel.

Location: 812 11th Ave, North Fair Oaks

APN(s): 055-102-130

Size: 6,044 sq. ft.

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

General Plan Designation: Medium-Density Residential (6.1-8.7 du/ac)

Sphere-of-Influence: City of Redwood City

Existing Land Use: Existing Single-Family Residence

Water Supply: Existing Service by City of Redwood City Municipal Water Department

Sewage Disposal: Existing Service by Fair Oaks Sewer District

Flood Zone: Zone X (Area of Minimal Flood Hazard); Community Panel Number 06081C0302E, effective October 16, 2012.

Environmental Evaluation: This project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15301, Class 1, as the project involves an addition to an existing structure.

Setting: The project site is a flat parcel located within an existing North Fair Oaks neighborhood primarily comprised of single-family residences also with single-car garages. All surrounding parcels in the neighborhood are developed.

Chronology:

<u>Date</u>	<u>Action</u>
May 19, 2022	- Off Street Parking Exception application submitted
November 11, 2022	- Project Deemed Complete
January 26, 2023	- North Fair Oaks Community Council Meeting

DISCUSSION

A. KEY ISSUES

1. Compliance with the General Plan
Urban Land Use Policies

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*) calls for the allowance of uses in zoning districts that are consistent with the overall land use designation.

The proposed project is consistent with the residential land use designation of the parcel and surrounding area. The project parcel is zoned R-1/S-73 (Single-Family Residential/5,000 sq. ft. minimum parcel size). Pursuant to Section 6161(a) 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.

Policy 8.40 (*Parking Regulations*) calls for the regulation of minimum on-site parking requirements and parking development standards in order to accommodate the parking needs of development, provide convenient and safe access, and prevent congestion of public streets.

The Zoning Regulations establishes two-car covered parking as the minimum parking requirement for a residence with two or more bedrooms. Relief from the second covered parking requirement may be allowed via an Off-Street Parking Exception as discussed further in Section 2.a, below.

2. Compliance with the North Fair Oaks Community Plan

Chapter 3.- Circulation and Parking

Chapter 3 of the North Fair Oaks Community Plan provides, in part, an overview of current and future parking needs and recommended parking management strategies for North Fair Oaks. Policy 5E calls for the modification of parking policies to allow affordable housing developments, minor expansions of single-family homes, transit-supportive development projects, and other uses where reduced parking demand can be demonstrated to qualify for further reduced parking requirements or exemptions per approval from the County Planning Department.

While the proposed addition does qualify as a major addition, the applicant is proposing to maintain the front half of lower floor leaving little area available to enlarge the garage without significant disruption to the existing residence. The granting of the Off-Street Parking Exception is consistent with this policy because compliance with the current parking requirement (two-covered parking spaces) would not be practical or feasible given existing site conditions and proposed scope of work.

3. Compliance with the Zoning Regulations

a. S-73 Development Standards

The proposal complies with the property’s R-1/S-73 zoning designation, as indicated in the following table:

S-73 Development Standards		Existing	Proposed
Minimum Lot Width	Average 50 ft.	55 ft.	No Change
Minimum Lot Area	5,000 sq. ft.	6,044 sq. ft.	No Change
Minimum Front Yard Setback	20 ft.	23 ft. 10.6 in.	No Change
Minimum Rear Yard Setback	20 ft.	41 ft.	45 ft.
Minimum Right-Side Yard Setback	5 ft.	7 ft. 2 in.	No Change
Minimum Left-Side Yard Setback	5 ft.	7 ft. 6 in.	No Change
Maximum Building Height	28 ft.	15 ft. 2 in.	24 ft. 6 in.
Maximum Lot Coverage	50% (3,022 sq. ft sq. ft.)	32.5% (1,966 sq. ft sq. ft.)	37% (2,231 sq. ft.)
Maximum Floor Area Ratio	47.5% (2,8710.4 sq. ft.)	22.9%% (1,382 sq. ft.)	36.9%% (2,231 sq. ft.)

As discussed in sections above, the project parcel is zoned R-1/S-73 (Single-Family Residential/ 5,000 sq. ft. minimum parcel size). The existing 1,727 sq. ft. single-story residence consists of two bedrooms and an attached 265 sq. ft. single-car garage. The project proposes to add a new second floor with three bedrooms and an addition/ remodel of the 1st floor. The parking requirement is triggered as the current condition is legal non-conforming and the proposed project qualifies as a major addition/remodel and includes the creation of new bedrooms. The proposed project is otherwise compliant with the zoning district standards for setbacks, height, lot coverage, and floor area ratio. The proposed addition to the existing single-family dwelling does not introduce a new use to the property. Therefore, the existing single-family residence remains consistent as a permitted use in the zoning district.

b. Parking Requirements

As discussed previously, the proposed project includes the request to allow the continued the use of a single-car garage, where two covered parking spaces are required.

The number of parking spaces required for residential development is defined in Section 6119 of the County's Zoning Regulations. For each dwelling unit having two or more bedrooms, two off-street, covered spaces are required. As discussed previously, the project proposes to add three bedrooms to the second story of the single-family residence. The existing residence with the attached single-car garage has a 7-foot and 6-inch left side yard setback and a 7-foot and 2-inch right side yard setback where a minimum of 5 feet is required on both sides. Expansion of the garage is infeasible because the remaining 2 feet and 6 inches on the left side would not be sufficient to provide an additional space. Similarly, the remaining 2-foot and 2-inche on the right side would not be sufficient to add a new covered parking space. Parking in the rear of the residence would require significant alteration due to the minimal width remaining on the sides of the home due to conforming with setback regulations. The applicant has agreed to convert the existing space back into a garage to provide one off-street parking space for the residence.

4. Compliance with Off-Street Parking Exception Findings

The granting of an Off-Street Parking Exception is subject to the following findings:

- a. **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 Section 6119 of the Zoning Regulations as are reasonably possible.**

The proposal includes the waiver of one covered parking space and the continued use of an existing single-car garage, where two covered spaces would be required for the proposed scope of work. Based on the existing development configuration on the parcel, staff has found that there is limited space to provide an additional covered space in conformance with Zoning Regulations. The applicant has agreed to convert the existing space back into a garage to provide one off-street parking space for the residence.

- b. **That the establishment, maintenance and/or conducting of the use will not, under the circumstances of the particular case, be**

detrimental to the public welfare or injurious to property or improvements in said neighborhood.

The project proposes to continue the existing legal non-conforming parking situation by continuing to use the existing single-car garage. The applicant proposes to use the existing driveway as an uncovered parking space in the front yard. The existing development pattern of the neighborhood consists of primarily single-family houses with single-car garages. The project was reviewed in consultation with the Department of Public Works and received conditional approval. A notice of this meeting was sent to all neighbors, located within a 300 feet notification radius of the project site. The noticing period began took place between February 13, 2023 and February 23, 2023. Public notification of the proposal yielded no responses.

ATTACHMENTS

- A. Location Map
- B. Plans