



North Fair Oaks Community Council

Owner: **Laine Sobel**
Applicant: **Carlos Jahen**
File Number: **PLN2022-00168**
Location: **812 11TH Ave, North Fair Oaks, 94063**
APN: **055-102-130**

Project Description:

Off-Street Parking Exception (OSPx) to allow one covered parking space where two covered spaces are required, in conjunction with a major addition to an existing single-family residence.



INTRODUCTION

- Project Description
- Project Location
- Required permits and project compliance
- Recommendation



PROJECT DESCRIPTION

- Reconfiguring the existing 1,382 sq.ft. single-family home
 - First story addition/remodel- 1,602 sq.ft.
 - New second story addition- 1,210 sq.ft.
- Retain existing single-car garage



PROJECT LOCATION



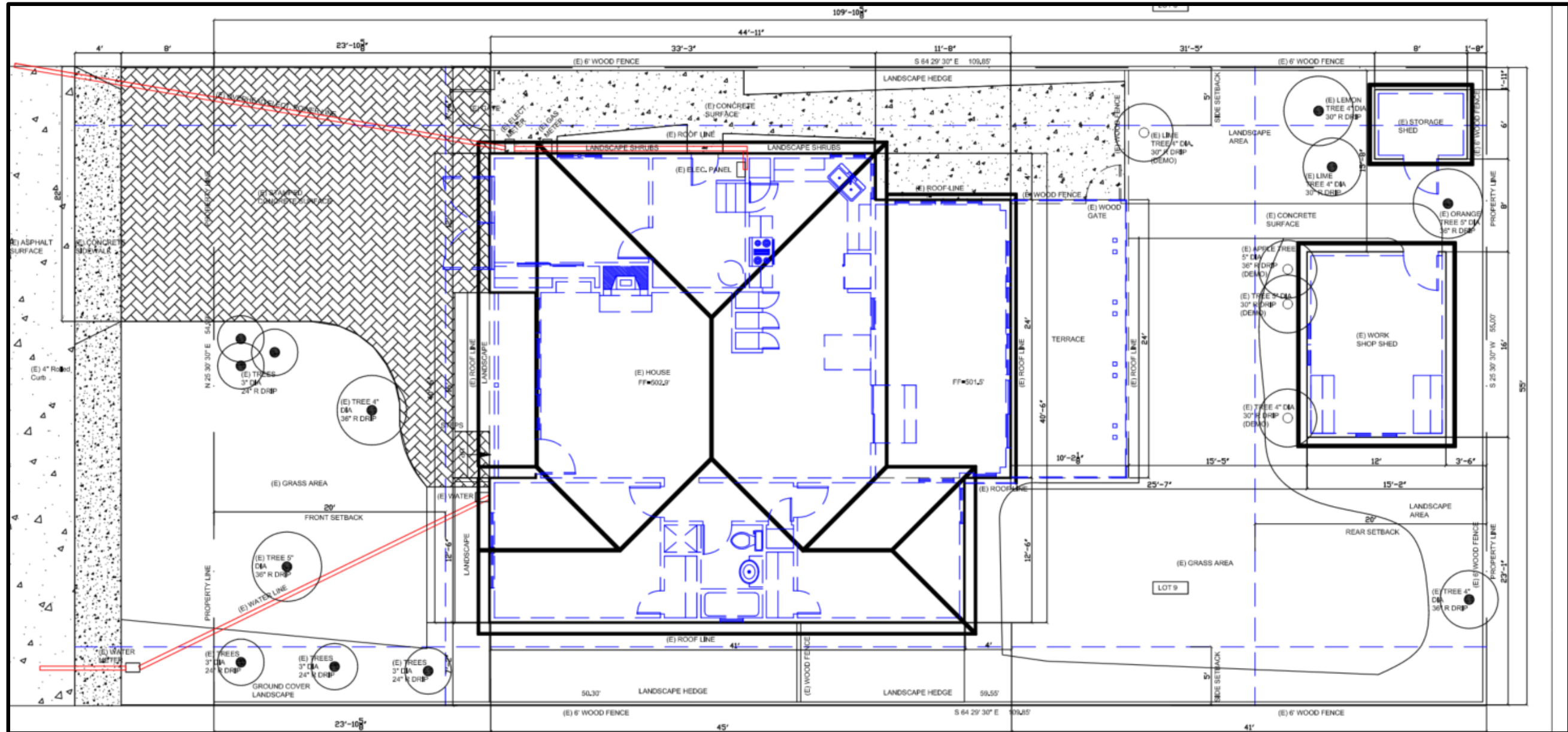


EXISTING HOUSE



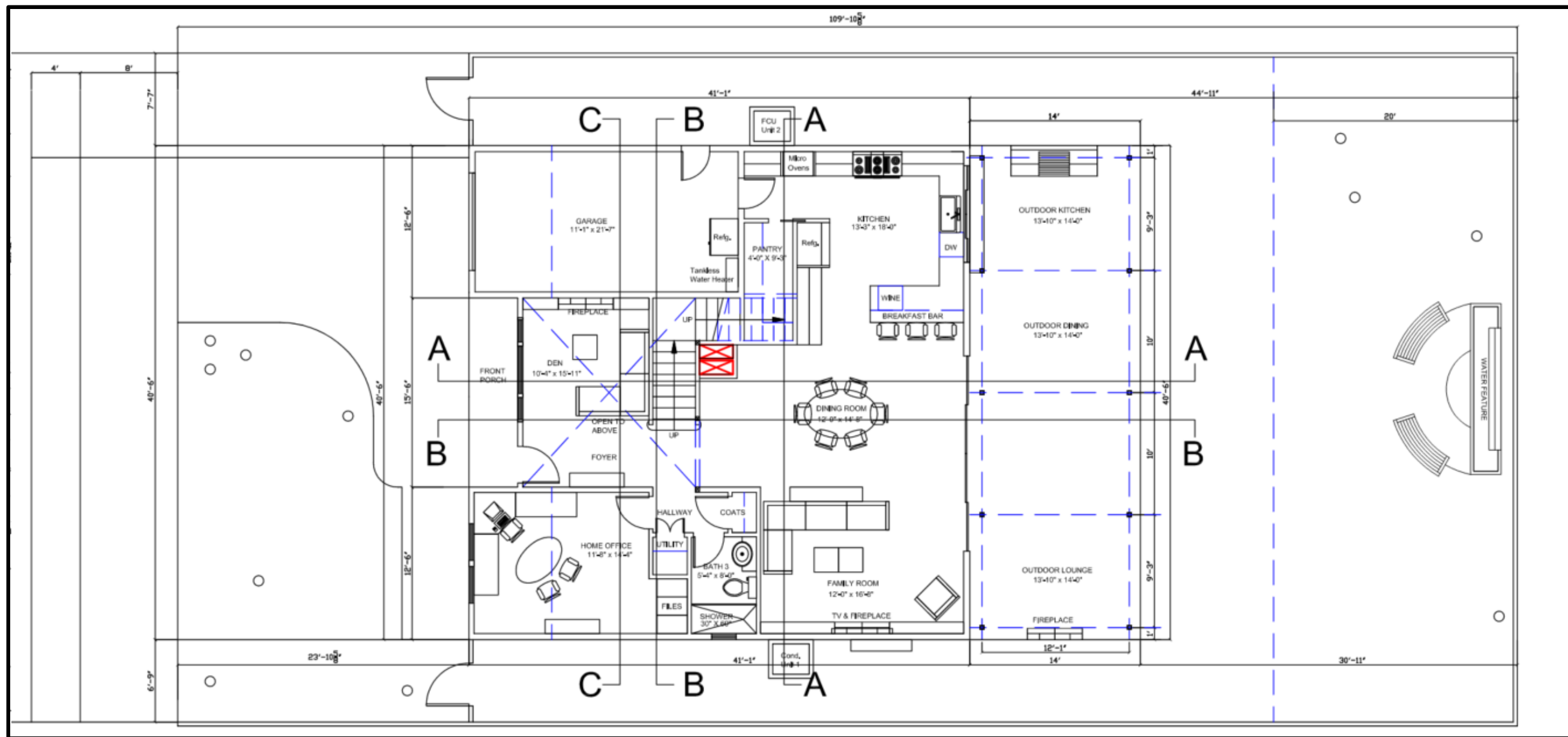


EXISTING SITE PLAN



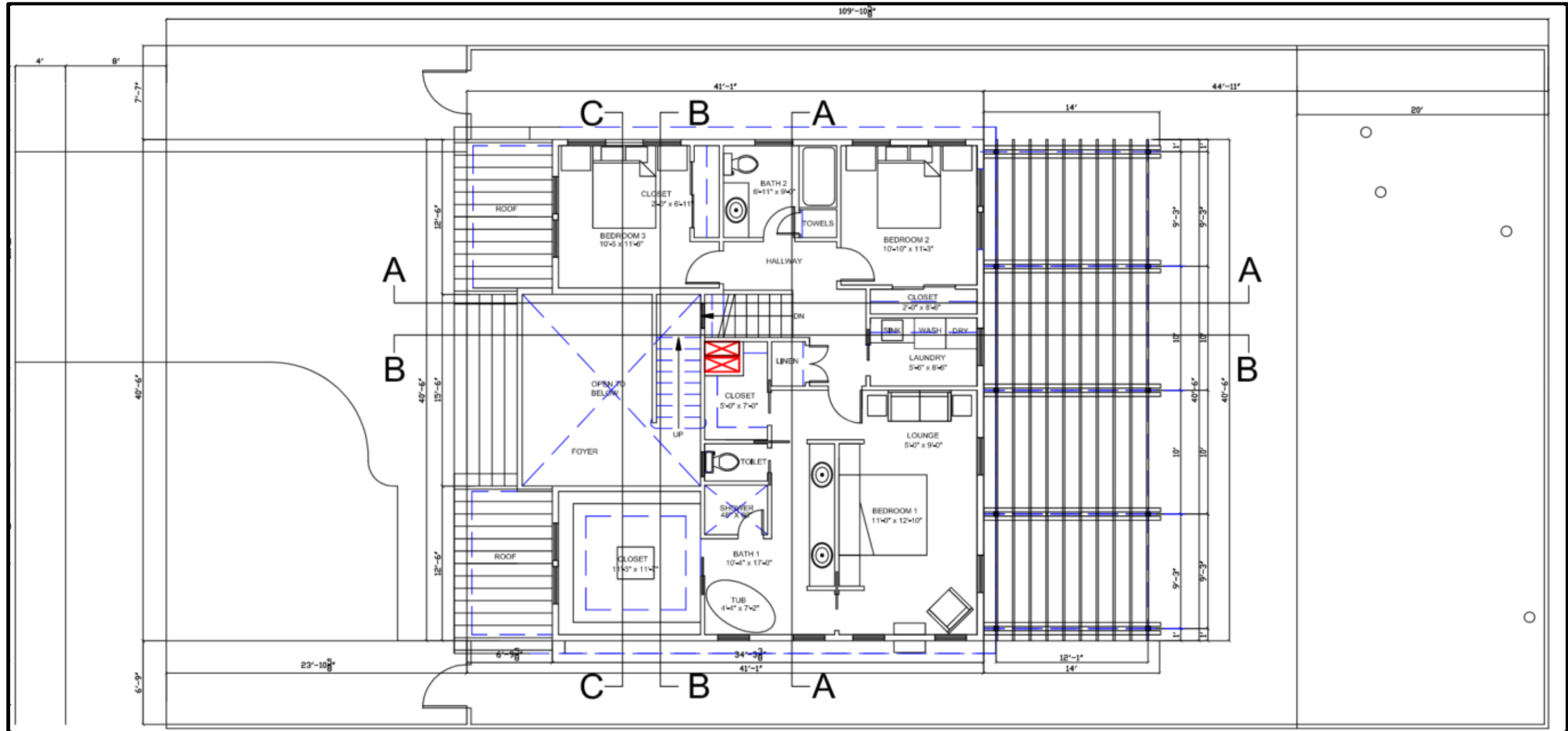


PROPOSED FIRST LEVEL FLOOR PLAN



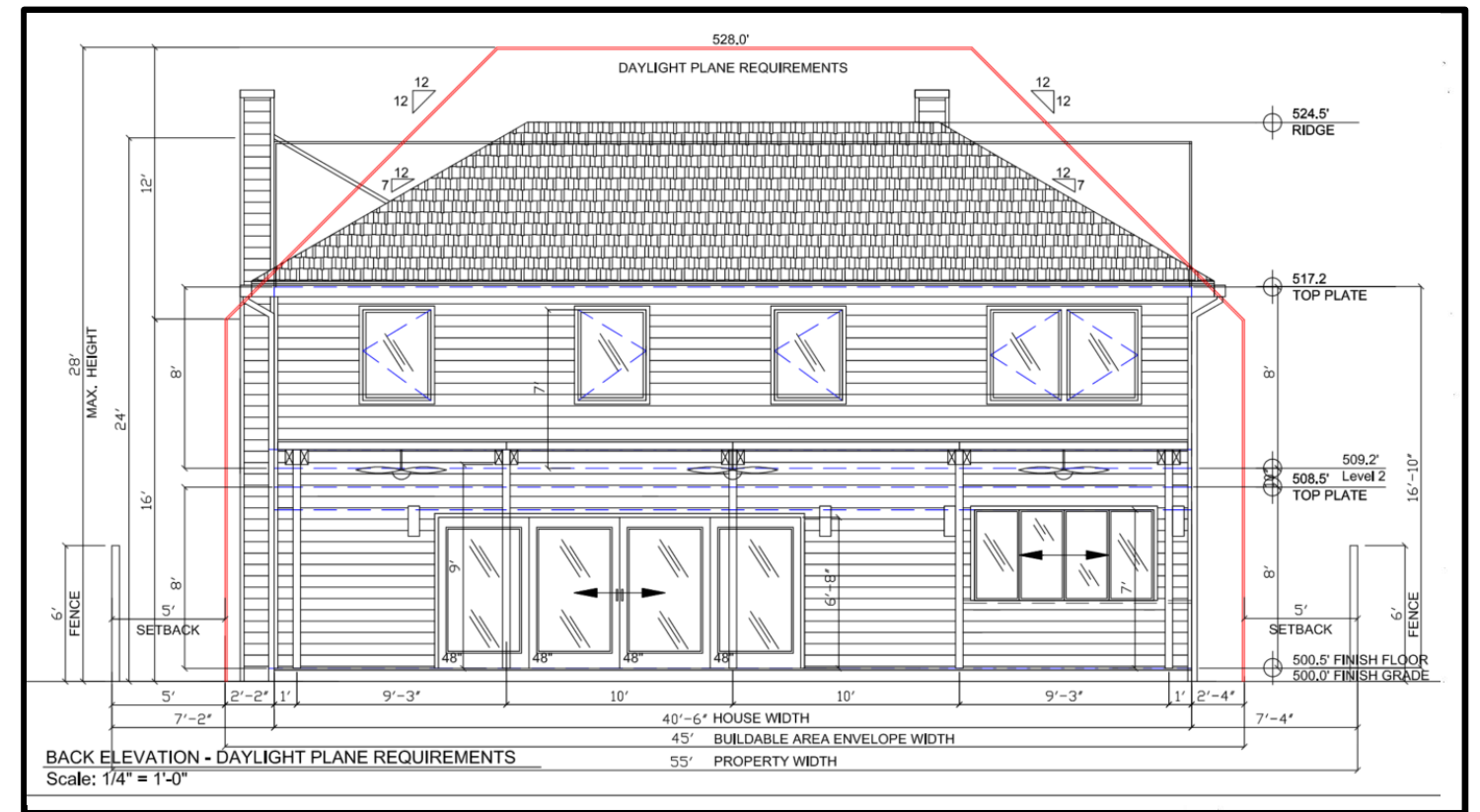
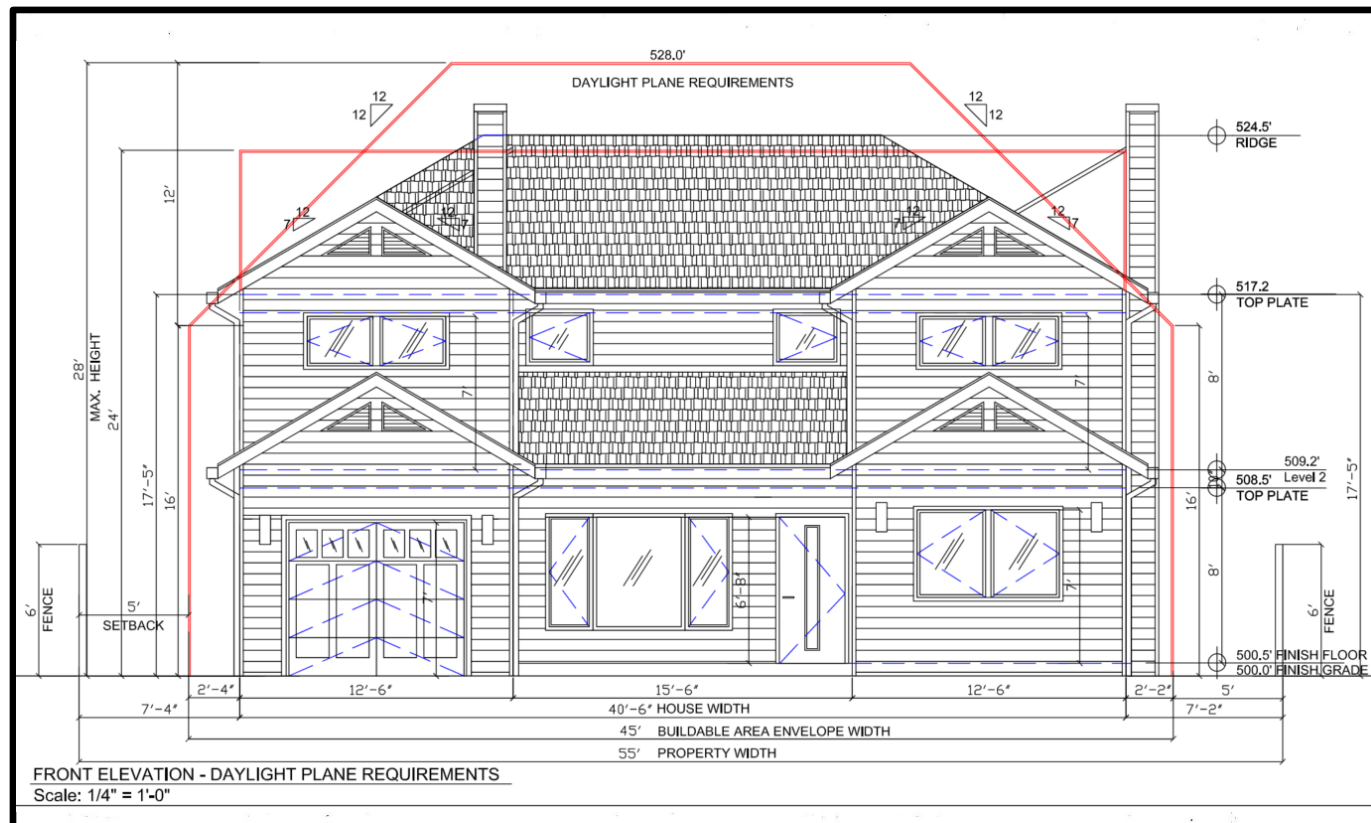


PROPOSED SECOND LEVEL FLOOR PLAN



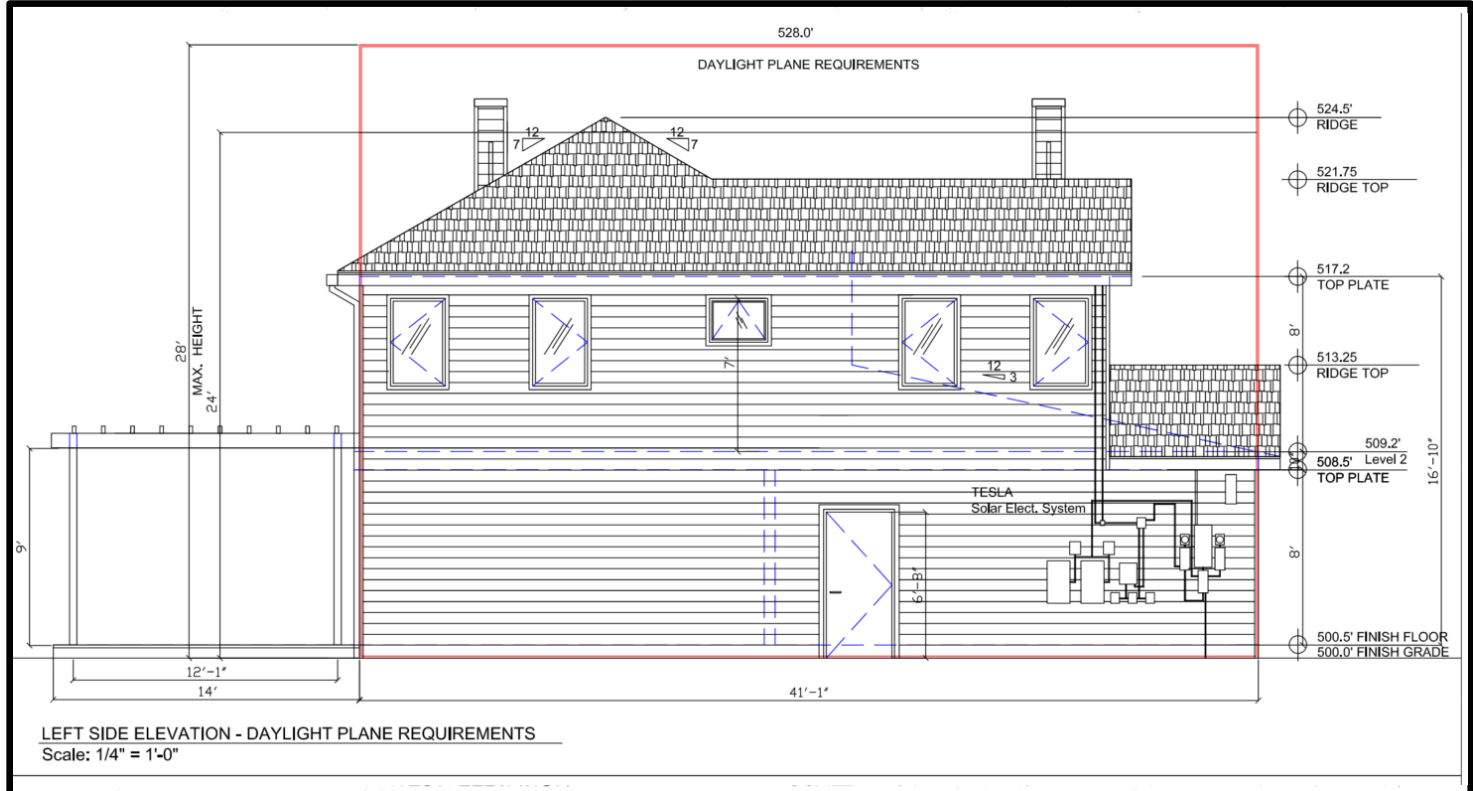
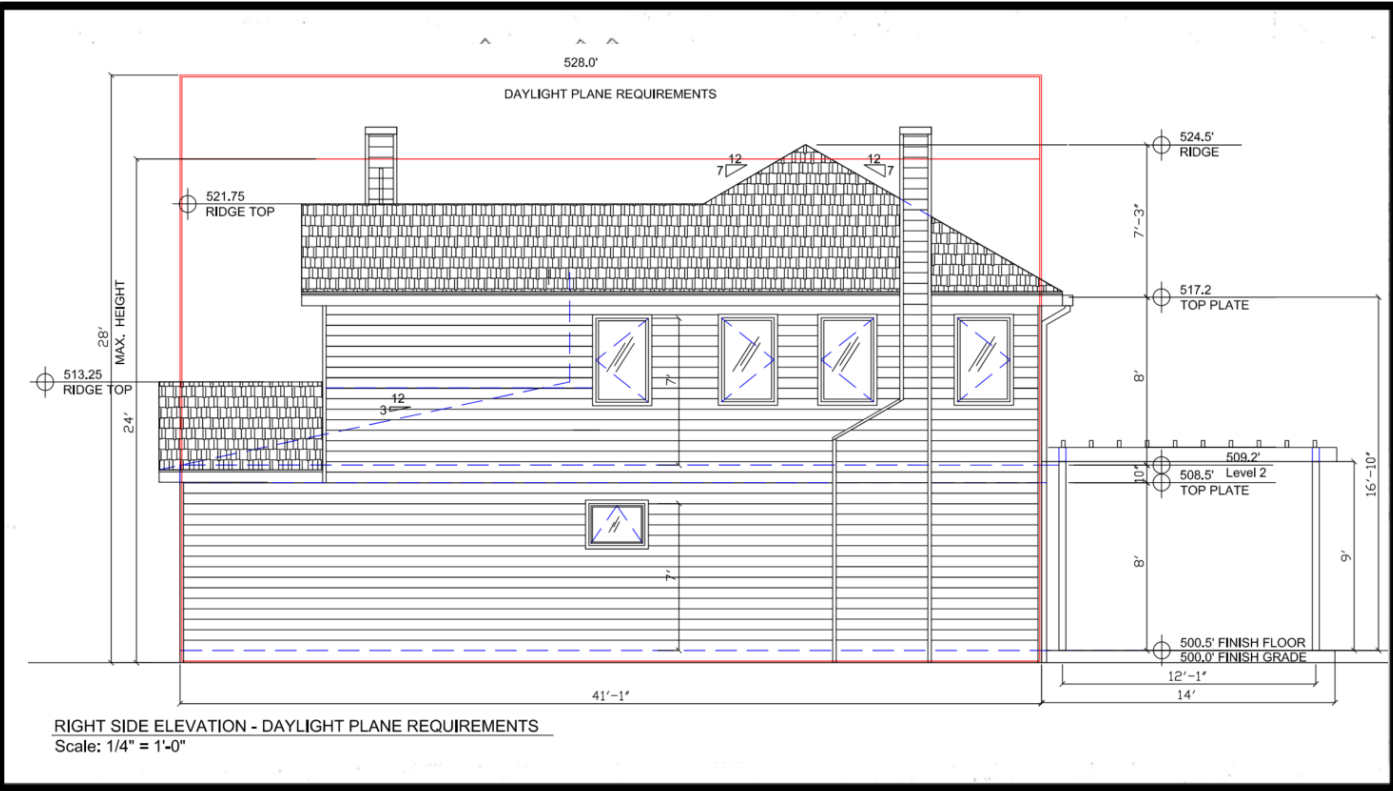


PROPOSED FRONT AND BACK ELEVATIONS





PROPOSED EAST AND WEST ELEVATIONS





REGULATIONS CONFORMANCE/PROJECT COMPLIANCE

- General Plan
 - Conforms with land use designation
- Zoning Regulations
 - Meets all development standards
- Parking Regulations
 - For each dwelling unit having two or more bedrooms, two off-street, covered spaces are required
- Off-Street Parking Exception
 - To allow for one covered space in existing single-family garage



RECOMMENDATION

That the North Fair Oaks Community Council provide a recommendation to the Community Development Director 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



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