



North Fair Oaks Community Council

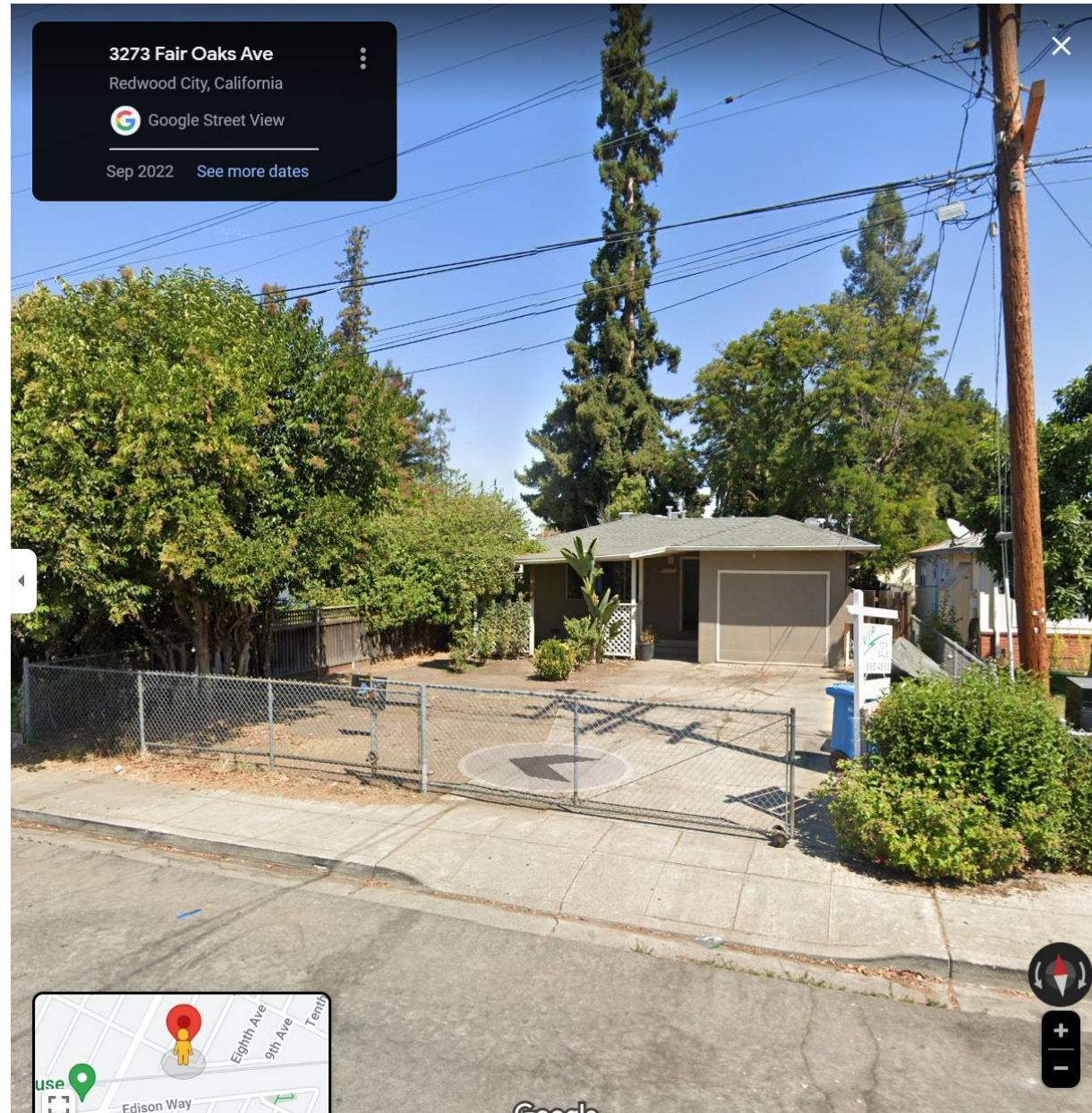
Owner: **Pac Bay Investment, LLC**
Applicant: **Kevin Peng**
File Number: **PLN2023-00121**
Location: **3273 Fair Oaks, North Fair Oaks**
APN: **060-021-280**

Project Description:

Off-Street Parking Exception (OSPx) to allow one covered parking space where two covered spaces are required, in conjunction with a major remodel and 3rd bedroom addition to an existing single-family residence.

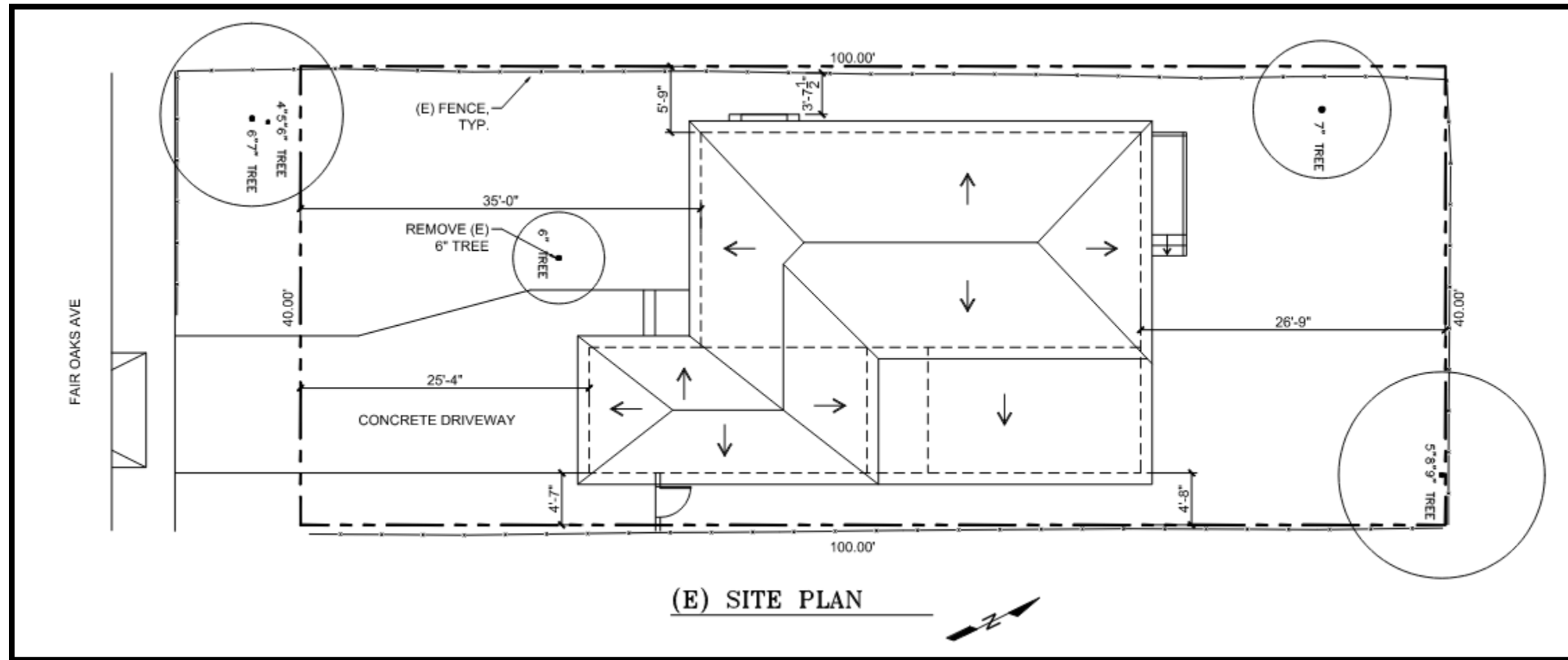


PROJECT LOCATION: 3273 Fair Oaks, North Fair Oaks





EXISTING SITE PLAN





PROPOSED PROJECT

PROJECT SCOPE: Major interior remodel and a 3rd bedroom addition to a non-conforming 956 sq. ft. house.

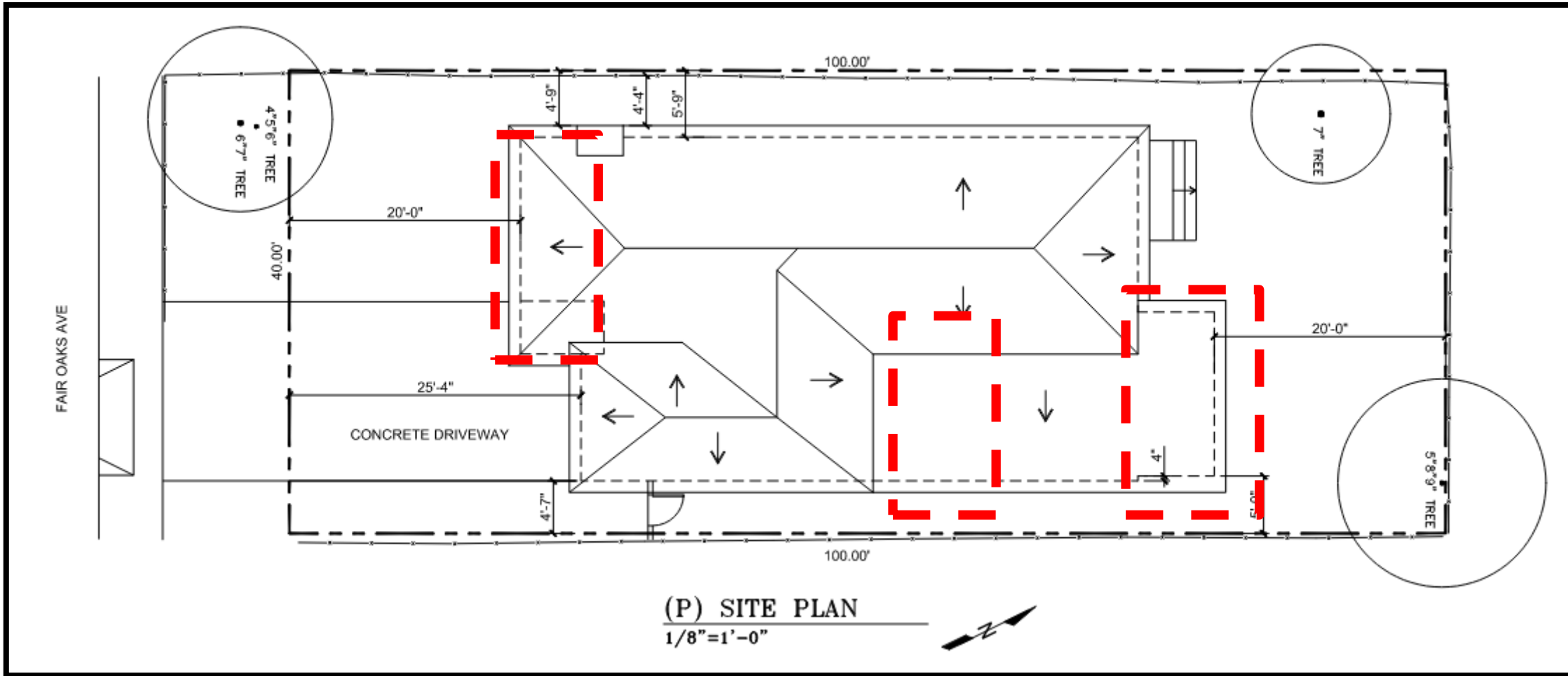
- Total proposed addition is 435 sq. ft., including front, side and rear addition.
- Existing 1-car garage; illegally converted into living area (VIO2022-00176), but owner garage back into one-car garage.

The total valuation of work exceeds 50% of the current valuation of the house, therefore, the project requires two covered spaces as per Section 6136.5 of the Zoning Regulations.

Owner has applied for Off-Street Parking Exception to maintain 1-car garage.



PROPOSED FIRST LEVEL FLOOR PLAN





PROPOSED ELEVATIONS

(P) EAST (RIGHT) ELEVATION
1/4"=1'-0"

(P) NORTH (REAR) ELEVATION
1/4"=1'-0"

(P) EAST (LEFT) ELEVATION
1/4"=1'-0"

(P) SOUTH (FRONT) ELEVATION
1/4"=1'-0"

(P) SECTION
1/4"=1'-0"

EXTERIOR WALL
1 1/2"=1'-0"

EXTERIOR FINISH
DARK GREY TEXTURED STUCCO ON ALL EXTERIOR WALLS
EXTERIOR WOOD TRIMS FOR ALL WINDOWS AND DOORS, WHITE

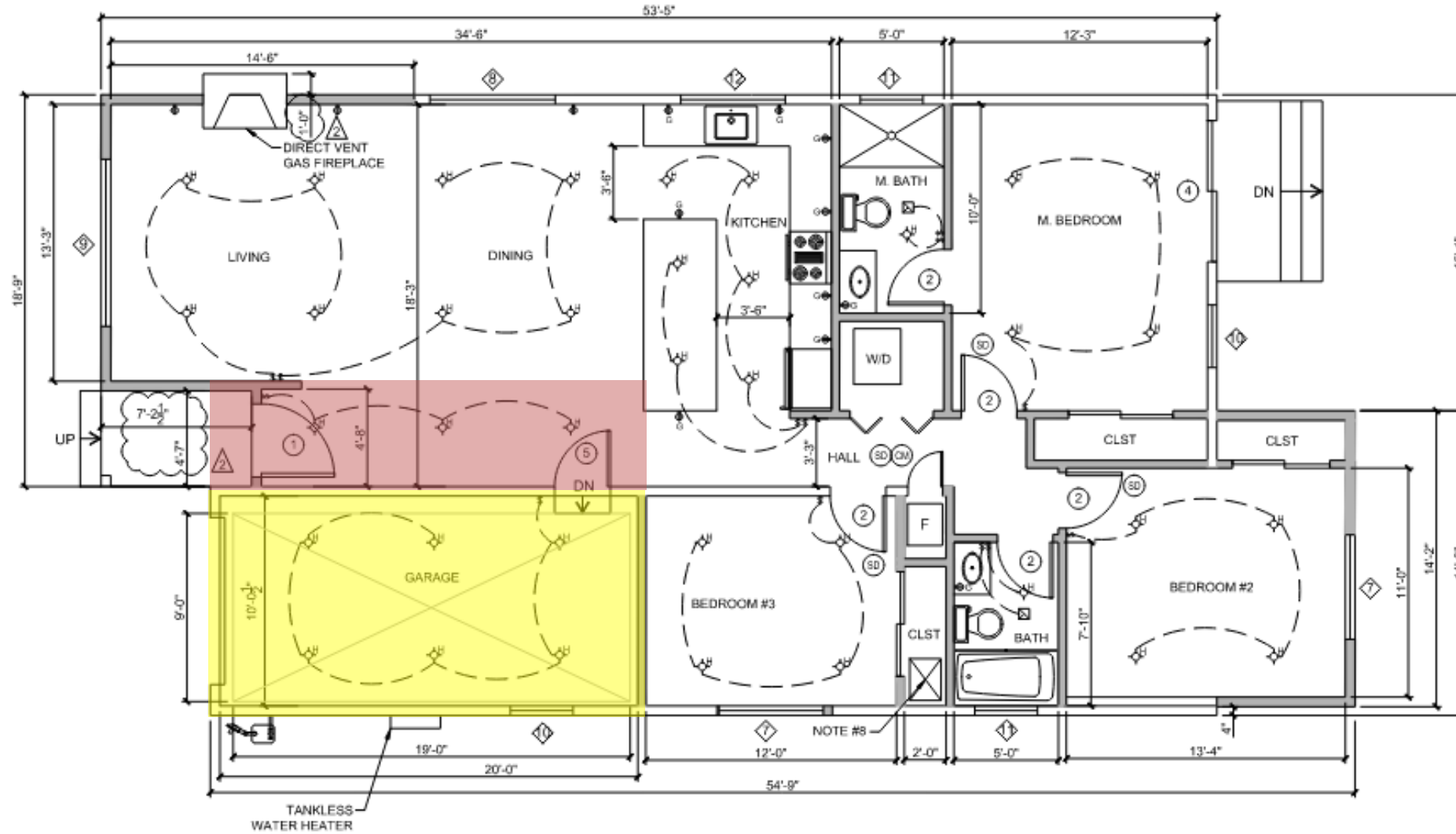


REGULATIONS CONFORMANCE/PROJECT COMPLIANCE

- General Plan
 - Conforms with land use designation
- Zoning Regulations: S-73 Zoning District
 - Addition meets all development standards
 - Non-Conforming Lot width and size: Lot is narrow in width and smaller in size (40 feet wide where 50 feet is min.; 4,000 sf where 5,000 sf is min.)
- Parking Regulations
 - For each dwelling unit having two or more bedrooms, two off-street, covered spaces are required
 - Off-Street Parking Exception applied to allow one covered space in existing single-family garage



PROPOSED FLOOR PLAN



(P) FIRST FLOOR PLAN
1/4" = 1'-0"

LEGEND:

(N) 2x4 STUD WALL



RECOMMENDATION

That the North Fair Oaks Community Council:

Recommend approval of an Off-Street Parking Exception to the Community Development Director to allow for the continued use of a single-car garage where two covered parking spaces are required, in association with a major remodel of an existing single-family residence.



North Fair Oaks Community Council

Owner: **Pac Bay Investment, LLC**
Applicant: **Kevin Peng**
File Number: **PLN2023-00121**
Location: **3273 Fair Oaks, Redwood City, 94063**
APN: **060-121-070**

Project Description:

Off-Street Parking Exception (OSPx) to allow one covered parking space where two covered spaces are required, in conjunction with a major remodel and 3rd bedroom addition to an existing single-family residence.