



North Fair Oaks Community Council
San Mateo County Coordinated
Departmental Response



Date: May 14, 2015
NFOCC Meeting Date: May 28, 2015
Special Notice / Hearing: None
Vote Required: Majority

To: Members, North Fair Oaks Community Council

From: Tiare Pena, Project Planner

Subject: Off-Street Parking Exception to allow one existing covered parking space and one uncovered parking space to occur within the 20' front setback.

RECOMMENDATION:

That the council recommend that the Planning Department approve the Off-Street Parking Exception with the condition that one on-site uncovered space is required.

BACKGROUND:

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.

DISCUSSION:

This project 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.

FISCAL IMPACT:

None

Project Address: 451 3rd. Ave., Redwood City

OFF-STREET PARKING EXCEPTION -----SUPPORTING STATEMENTS

- 1) ADDITION WILL BE SOLELY AT THE REAR OF THE PROPERTY TO ADD 2 BEDROOMS (1 NEW BEDROOM TOTAL) AND REMODEL. WITH A 16" HIGH WOODEN DECK AT REAR OF ADDITION.
- 2) NO CHANGES ARE PROPOSED TO THE FRONT OF THE HOUSE OTHER THAN AN ADA RAMP FOR WHEELCHAIRS SINCE THE HOUSE WILL BE CONVERTED TO AN ADULT CARE FACILITY.
- 3) WE CAN'T PROVIDE ANY MORE PARKING BECAUSE THE LOT IS ALREADY BUILT TO THE LIMIT AND THE LOT HAS MANY CONSTRAINTS LIKE FOR EXAMPLE IT'S ONLY 33' WIDE, WHICH WON'T PERMIT FOR A NEW 2 CAR (SIDE BY SIDE) GARAGE.
- 4) THE NEIGHBORHOOD WILL NOT REALLY BE AFFECTED BY THE PROPOSED PROJECT SINCE IT'S ALREADY REALLY OVER CROWDED WITH CARS AND SMALL GARAGES WITH THE SAME SITUATION. PLUS KEEP IN MIND THAT SINCE WILL BE AN ADULT CARE FACILITY THERE WILL ONLY BE ONE OR TWO CARS TOTAL FOR THIS PROPERTY SINCE THE PATIENTS DON'T DRIVE. THE ONLY PEOPLE THAT CAN BRING AND PARK CARS ON THIS PROPERTY WILL BE THE USUAL TWO (2) NURSES THAT WILL BE AT THE HOUSE. SO TWO CARS AT THE MOST.

33' (6' WOODEN FENCE)

(E) LANDSCAPING

(E) CONC. PATIO

(E) LANDSCAPING

(E) TREE

CONC. DRIVEWAY

3RD AVE.

120' (6' WOODEN FENCE)

PROJECT SUMMARY

- LOT AREA: 3,859sf
- (E) LIVING SPACE: 1285sf
- (E) GARAGE: 179sf
- (E) PORCH: 40sf
- (N) LIVING SPACE: 391sf
- TOTAL NEW LS = 1,658sf
- LOT COVERAGE: 1874sf (47%)
- CONSTR. TYPE: VA
- OCCUP. TYPE: R3

SCOPE OF PROJECT

- 1) ADDITION AT REAR FOR TWO NEW BEDROOMS, AND NEW WOODEN DECK WITH RAMP.
- 2) REMODEL COMPLETE INTERIOR INCLUDING KITCHEN AND BATHROOMS.
- 3) CONVERT EXISTING HOUSE TO AN ADULT CARE FACILITY.

COMPLIANCE CODES

- SAN MATEO COUNTY ORDINANCES
- 2013 CRC (CALIFORNIA RESIDENTIAL CODE)
 - 2013 CFC (CALIFORNIA FIRE CODE)
 - 2013 CMC (CALIFORNIA MECHANICAL CODE)
 - 2013 CEC (CALIFORNIA ENERGY CODE)
 - 2013 CFC (CALIFORNIA FIRE CODE)



EXISTING SITE PLAN

SCALE: 1/8"=1'-0"

(E) LANDSCAPING

(N) WOOD DECK 465SF

NEW 391SF

(E) LANDSCAPING

(N) FIBER-ROLLS (BMP)

CONC. DRIVEWAY

3RD AVE.

RECEIVED

MAR 18 2015

San Mateo County
Planning and Building Department

RECEIVED

MAR 18 2015

San Mateo County
Planning and Building Department

Pujols-Doble

NEW SITE PLAN

SCALE: 1/8"=1'-0"



AAACADWORKS
30411 031
510-415-0553

451
THIRD AVE.
REDWOOD CITY, CA

NO	2-27-15
DATE	
BY	
CHK	
APP	

SITE PLAN

ARNOLDO H.

AS SHOWN

A-0

Worksheet A

C6 - Construction Stormwater BMP's

Identify Plan sheet showing the appropriate construction Best Management Practices (BMP's) used on this project:
 (Apply to all projects with a driveway)

Yes	Plan Sheet	Best Management Practice (BMP)
<input checked="" type="checkbox"/>		Control and prevent the discharge of all potential pollutants, including petroleum cutting wastes, paints, solvents, petroleum products, oils, greases, wash water or sediments, fire water from agricultural, copper, and non-compressor discharges in storm drains and watercourses.
<input checked="" type="checkbox"/>		Stops, tanks, and storage of construction materials/wastes property to prevent contact with stormwater.
<input checked="" type="checkbox"/>		Do not clean, haul, or maintain vehicles on-site, except in a designated area where wash water is contained and treated.
<input checked="" type="checkbox"/>		Train and provide instruction to all employees/contractors re: construction BMP's.
<input checked="" type="checkbox"/>		Prepare all storm drain inlets in vicinity of site using sediment control such as berms, flow colls, or filters.
<input type="checkbox"/>		List construction areas, roads and staging designated access roads.
<input type="checkbox"/>		Adopt the San Mateo Countywide Water Pollution Prevention Program's construction BMP plan sheet to project plans and require contractor to implement the applicable BMP's on the plan sheet.
<input type="checkbox"/>		Use temporary erosion controls to stabilize all erodible areas until permanent erosion controls are established.
<input type="checkbox"/>		Designate work area perimeter using existing berms, easements, setbacks, berms or critical areas, ditches, fences, fences, and drainage controls.
<input type="checkbox"/>		Provide signs, siltation bars, or alternatives detailing the following: * Construction perimeter and maintenance of erosion and sediment controls, include berms/ditch frequency. * Methods and schedule for grading, excavation, filling, clearing of vegetation, and storage and disposal of excavated or cleared material. * Specifications for vegetative cover & mulch, include methods and schedule for planting and inspection. * Exclosures for temporary and/or permanent installation.
<input type="checkbox"/>		Perform clearing and earth moving activities only during dry weather.
<input type="checkbox"/>		Use sediment control or filtration to remove sediment when dewatering and obtain all necessary permits.
<input type="checkbox"/>		Trap sediment on-site using BMP's such as sediment basins or traps, siltation ditches or berms, lift fences, ditch dams, and berms/ditches or rock covers for soil stock piles, etc.
<input type="checkbox"/>		Install on-site runoff around exposed areas, down off-site runoff around the site (e.g., swales and ditches).
<input type="checkbox"/>		Protect adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment basins or traps, filters, mulching, or other measures as appropriate.



AAA CADWORKS
 @CNAL.COM
 510-415-0583

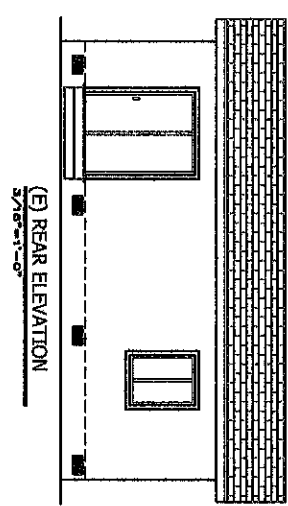
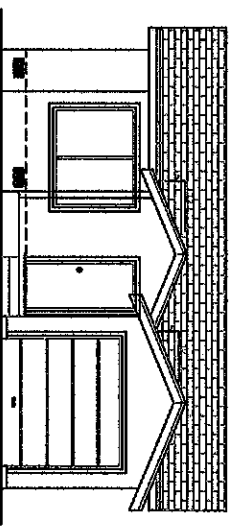
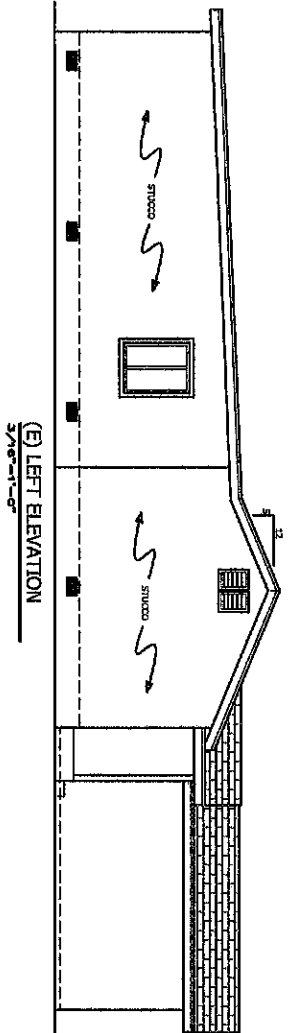
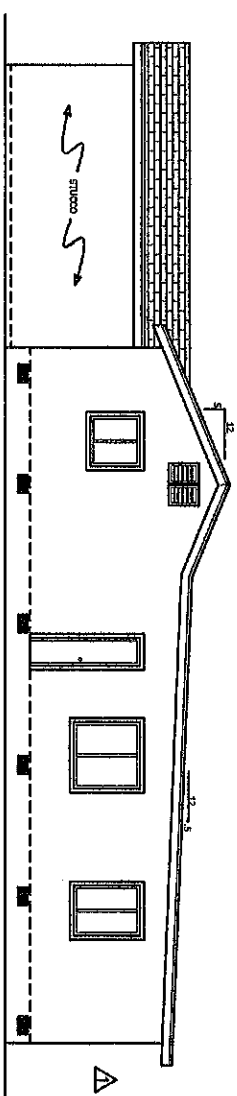
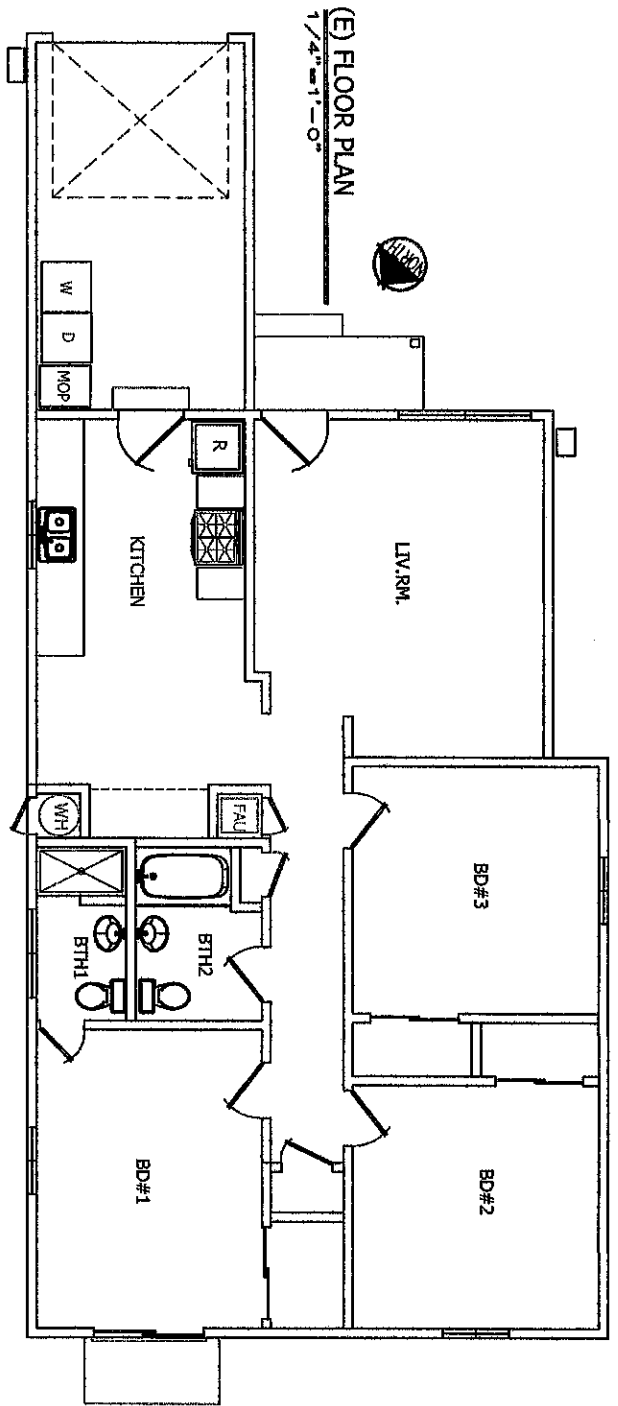
**451
 THIRD AVE.
 REDWOOD CITY, CA**

DATE	2-8-15
NO.	
REV.	
DATE	
BY	
CHKD	
APP'D	

BMP SHEET

DESIGNED BY	ARNOLDO H.
CHECKED BY	
DATE	AS SHOWN

BMP1



A-1

DATE	2-27-15
BY	ARNOLDO H.
AS SHOWN	

(E) FLOOR PLAN / ELEVATIONS

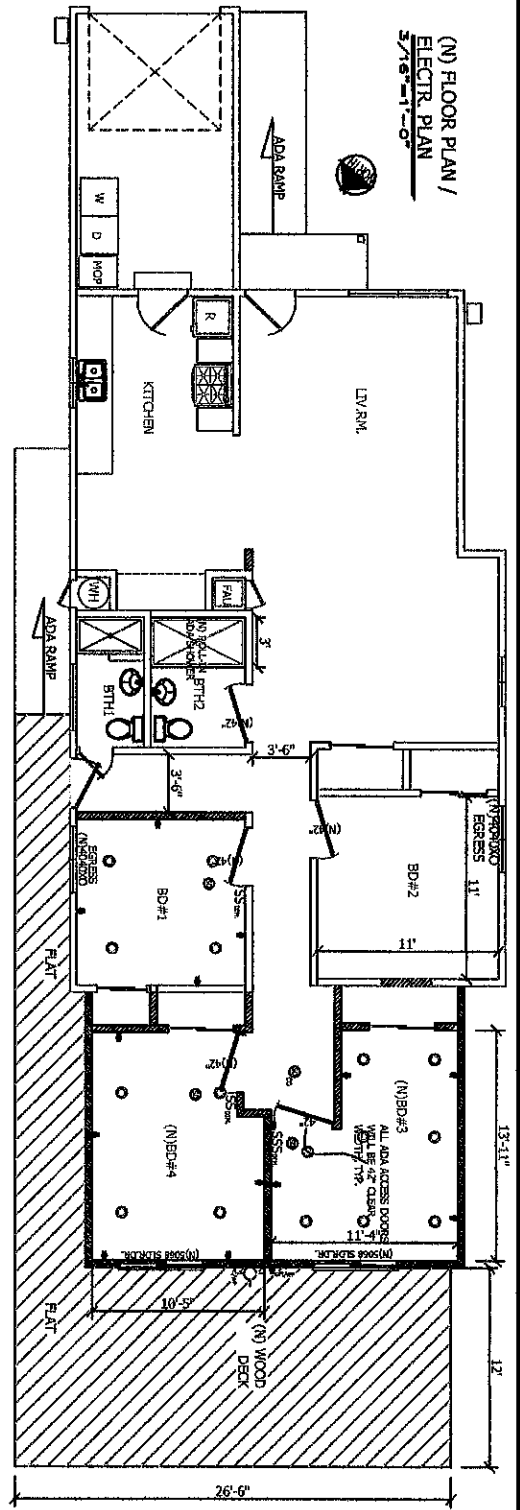
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DATE	
BY	
AS SHOWN	

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REDWOOD CITY, CA**

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510-415-0883



(N) FLOOR PLAN /
ELECTR. PLAN
3/18'-1'-0"



(N) LEFT ELEVATION
3/18'-1'-0"

(N) RIGHT ELEVATION
3/18'-1'-0"

(N) FRONT ELEVATION
3/18'-1'-0"

(N) REAR ELEVATION
3/18'-1'-0"



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**451
THIRD AVE.**
REDWOOD CITY, CA

DATE	2-27-15
BY	
CHECKED	
APPROVED	

(N) FLOOR
PLAN /
ELEVATIONS

PROJECT NO. _____
OWNER: ARNOLDO H. AS SHOWA

A-2