



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



**Date:** May 23, 2016  
**NFOCC Meeting Date:** May 26, 2016  
**Special Notice / Hearing:** None  
**Vote Required:** Majority

**To:** Members, North Fair Oaks Community Council

**From:** Tiare Pena, Project Planner

**Subject:** Consideration of a Non-conforming Use Permit to allow the construction of a new 2,023 sq. ft. two-story single family residence with an attached 447 sq. ft. two-car garage on a vacant, legal S-5/R-3 zoned 3,351 sq. ft. parcel. No grading is proposed. Located at 341 Berkshire Avenue in the unincorporated North Fair Oaks area of San Mateo County. County File Number: PLN2015-00233.

**RECOMMENDATION:**

Recommend to the Community Development Director whether the council concludes that the required findings for the Use Permit as defined in Section 6132.10 of the San Mateo County Zoning Regulations can be made.

- (a) That the proposed development is proportioned to the size of the parcel on which it is being built,*
- (b) All opportunities to acquire additional contiguous land in order to achieve conformity with the zoning regulations currently in effect have been investigated and proven to be infeasible,*
- (c) The proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible, and*
- (d) Use permit approval does not constitute a granting of special privileges.*

**PROPOSAL:**

The applicant proposes to construct a new 2,023 sq. ft. two-story residence with an attached 447 sq. ft. two-car garage on a legal 3,351 sq. ft. parcel. The Use Permit request is to allow at 15-foot front yard setback where 20 feet is required per the San Mateo County Zoning Regulations. All zoning requirements for side and rear setbacks, lot coverage, and floor area ratios are met.

**BACKGROUND:**

Owner: Shawn Trainer

Applicant: Mary Dunlap

Location: 341 Berkshire Avenue, Redwood City

APN: 054-205-010

Size: 3,351 sq. ft.

Zoning: S-5/R-3 (5,000 sq. ft. lot minimum)

General Plan: Multi-Family Residential (24 du/ac – 60 du/ac)

Existing Land Use: Legal Vacant Parcel

Water Supply: California Water Service Company

Sewage Disposal: Fair Oaks Sewer District

Flood Zone: Flood Zone X (area of minimal flooding) pursuant to FEMA Community Panel 06081C0302E, effective October 16, 2012.

Environmental Evaluation: Categorically exempt pursuant to Section XXXXX15303, Class 3 of the California Environmental Quality Act (CEQA) for the construction and/or conversion of small structures.

Setting: The project site is located within a multi-family residential zoning district and Commercial District. The parcel is in a triangular shape and abuts to the SFPUC Hetch-Hetchy along the northern (side)

**DISCUSSION:**

Staff has reviewed the proposal, sent referrals to interested agencies and has determined that the findings for the Use Permit can be made.

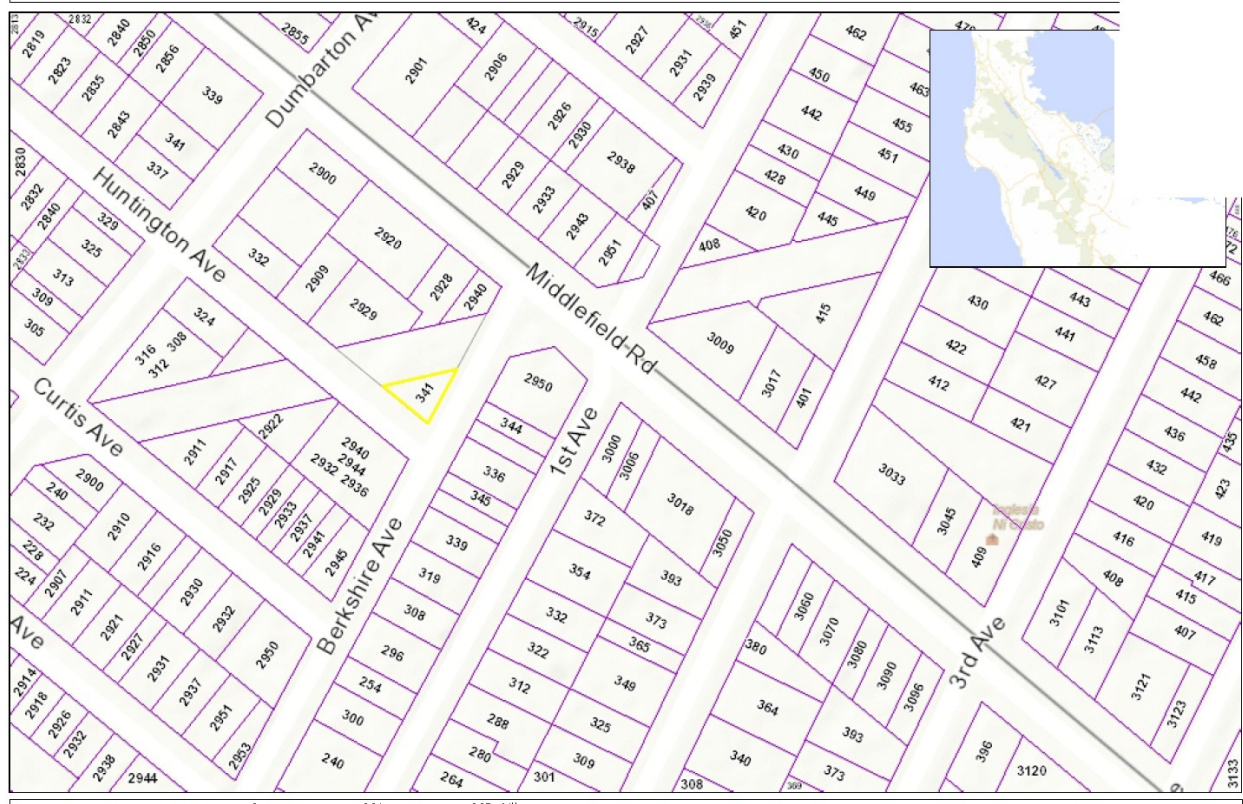
**FISCAL IMPACT:**

None

Attachments:

Vicinity Map  
Proposed Plans





0.07 0 0.04 0.07 Miles

