



North Fair Oaks Community Council
San Mateo County Coordinated
Departmental Response



Date: April 17, 2015
NFOCC Meeting Date: April 23, 2015
Special Notice / Hearing: 300 ft. Notice
Vote Required: Majority

To: Members, North Fair Oaks Community Council

From: Planning Staff

Subject: Consideration of an Off-Street Parking Exception, pursuant to the County Zoning Regulations (*Parking*), Section 6120 (*Exceptions*), to 1) waive the 2nd covered parking space required for the main residence by replacing a one-car detached garage (illegally converted to a 2nd unit) with an attached one-car carport, 2) allow one uncovered parking space, required in association with the legalization of a detached 2nd unit pursuant to Section 6428.3, to be located tandem to the proposed carport and within the front yard setback, and 3) allow a reduced 5-ft. wide unobstructed passageway from the street to the 2nd unit where 15 ft. is the minimum required pursuant to Section 6408.3 of the County Zoning Regulations, located at 30 Columbia Avenue in the unincorporated North Fair Oaks area of San Mateo County. County File Number: PLN 2014-00485

RECOMMENDATION:

Recommend to the Community Development Director whether the Council concludes that the required finding for the Off-Street Parking Exception can be made:

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 the County Zoning Regulations (Parking), Section 6119, as are reasonably possible.

PROPOSAL:

The property owner requests an Off-Street Parking Exception to 1) waive the 2nd covered parking space required for the main residence by replacing a one-car detached garage (illegally converted to a 2nd unit) with an attached one-car carport, 2) allow one uncovered parking space, required in association with the legalization of a detached 2nd unit, to be located tandem to the proposed carport and within the 20-ft. front yard setback, and 3) allow a reduced 5-ft. wide unobstructed passageway from the street to the 2nd unit where 15 ft. is the minimum required.

BACKGROUND:

Owner/Applicant: Karen Shea

Location: 30 Columbia Avenue, North Fair Oaks

APN: 060-274-130

Size: 6,000 sq. ft.

Zoning: R-1/S-73 (Single-family residential/5,000 sq. ft. lot minimum)

General Plan: Single-family residential

Existing Land Use: Single-family residence; detached 2nd unit (to be legalized)

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 06081C0304E, effective October 16, 2012.

Environmental Evaluation: Categorically exempt pursuant to Section 15303, 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 built-out single-family residential neighborhood in the North Fair Oaks area of San Mateo County.

DISCUSSION:

A. KEY ISSUES

1. Covered Parking for Primary Residence

The primary single-family residence is 890 sq. ft. and has 2 bedrooms. Pursuant to Section 6119 of the County Zoning Regulations, a residence with 2 or more bedrooms must provide 2 off-street covered parking spaces. Based on County records, the property was developed for residential use in 1924 as a 2 bedroom residence. A detached 1-car garage with workshop area was constructed in the rear yard in 1961. The detached garage was later converted into a 2nd unit without County permit. The owner is requesting to legalize the 2nd unit conversion and replace the original, nonconforming 1-car garage with a 1-car carport attached to the main residence. The new carport would be attached to the right side of

the main residence and be approximately 12 ft. wide by 19 ft. long, where the minimum required dimensions are 9 ft. wide by 19 ft. long. The new carport would meet the minimum 5-ft. side yard setback; however would max out the footprint of development to the respective minimum 5-ft. side yard setbacks. For this reason, there would be no available space on-site to provide a 2nd covered parking space for the main residence that would be in compliance with the zoning standards for such development (i.e. setbacks).

2. Uncovered Parking for 2nd Unit

The owner wishes to legalize the unpermitted conversion of a detached 1-car garage to a 2nd unit. The 2nd unit requires 1 uncovered parking space be provided on-site and outside of the 20-ft. front yard setback. The proposed 1-car carport that would be attached to the right side of the main residence (discussed in Section A.1 above) would limit the ability for the owner to comply with this requirement. The only available uncovered parking space would be tandem (i.e. in front of) the new carport and would encroach into the 20-ft. front yard setback.

3. Unobstructed Passage to 2nd Unit

The off-street parking exception includes a request to reduce the 15-ft. wide unobstructed passageway requirement to 5 ft. (from the street to the 2nd unit) in order to accommodate 1 covered (carport) parking space for the main residence.

FISCAL IMPACT:

No fiscal impact to the County.

ATTACHMENTS:

- A. Vicinity Map
- B. Proposed Site Plan

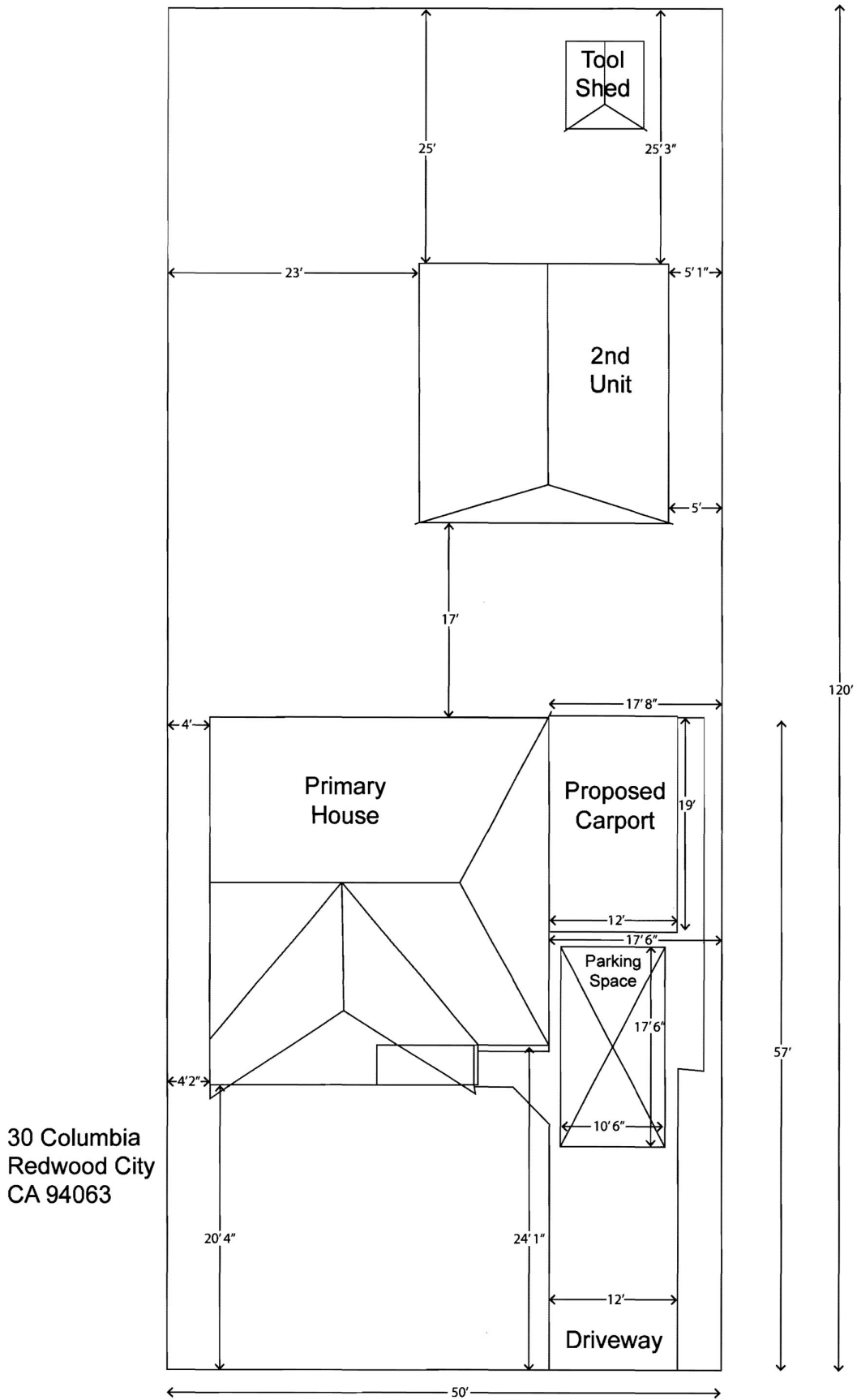


San Mateo County North Fair Oaks Community Council Meeting

Owner/Applicant: _____

Attachment: _____

File Numbers: _____



San Mateo County North Fair Oaks Community Counsel Meeting

Owner/Applicant:

Attachment:

File Numbers: