



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



**Date:** July 24, 2015  
**NFOCC Meeting Date:** August 27, 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 allow one tandem uncovered parking space to be located in existing driveway and within the front yard setback (in association with a proposed one-bedroom addition and remodel), located at 628 8th Avenue in the unincorporated North Fair Oaks area of San Mateo County. County File Number: PLN 2015-00274

**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 allow one uncovered tandem parking space to be located in the existing driveway and within the 20 foot front yard setback (in association with a proposed one-bedroom addition and remodel).

**BACKGROUND:**

Owner/Applicant: Emily Wimberley Cornwell

Location: 628 8th Avenue, North Fair Oaks

APN: 060-114-120

Size: 5,450 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

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 15301, Class 1 of the California Environmental Quality Act (CEQA) for additions to existing 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. Uncovered Parking for Proposed Bedroom Addition**

The owner wishes to replace an attached 1-car garage constructed without permits within the front yard setback (where 2-car covered parking is required) in conjunction with a bedroom addition at the rear of the 1-story single-family residence. The residence currently does not have covered parking. The 1-car garage will be constructed at the left of the residence where an illegal addition was constructed (the illegal addition will be demolished & replaced with a conforming garage). The existing residence, built in 1941, has two bedrooms. The addition will add a third bedroom. A 3-bedroom house requires two covered off street parking spaces as required by Section 6119 (Parking Requirements). The only available off-street parking space is an uncovered space located in the driveway and would encroach into the 20-ft. front yard setback.

## **FISCAL IMPACT:**

No fiscal impact to the County.

**MOTION:**

I move that the Council recommend approval of the off-street Parking Exception on the basis that the required finding can be made.

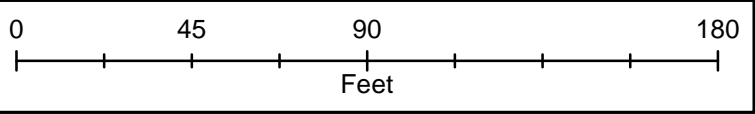
**ATTACHMENTS:**

- A. Vicinity Map
- B. Proposed Site Plan
- C. Street View



PROJECT  
LOCATION

060114120



Source: Esri, DigitalGlobe, GeoEye, i-cubed, E... USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

VICINITY MAP

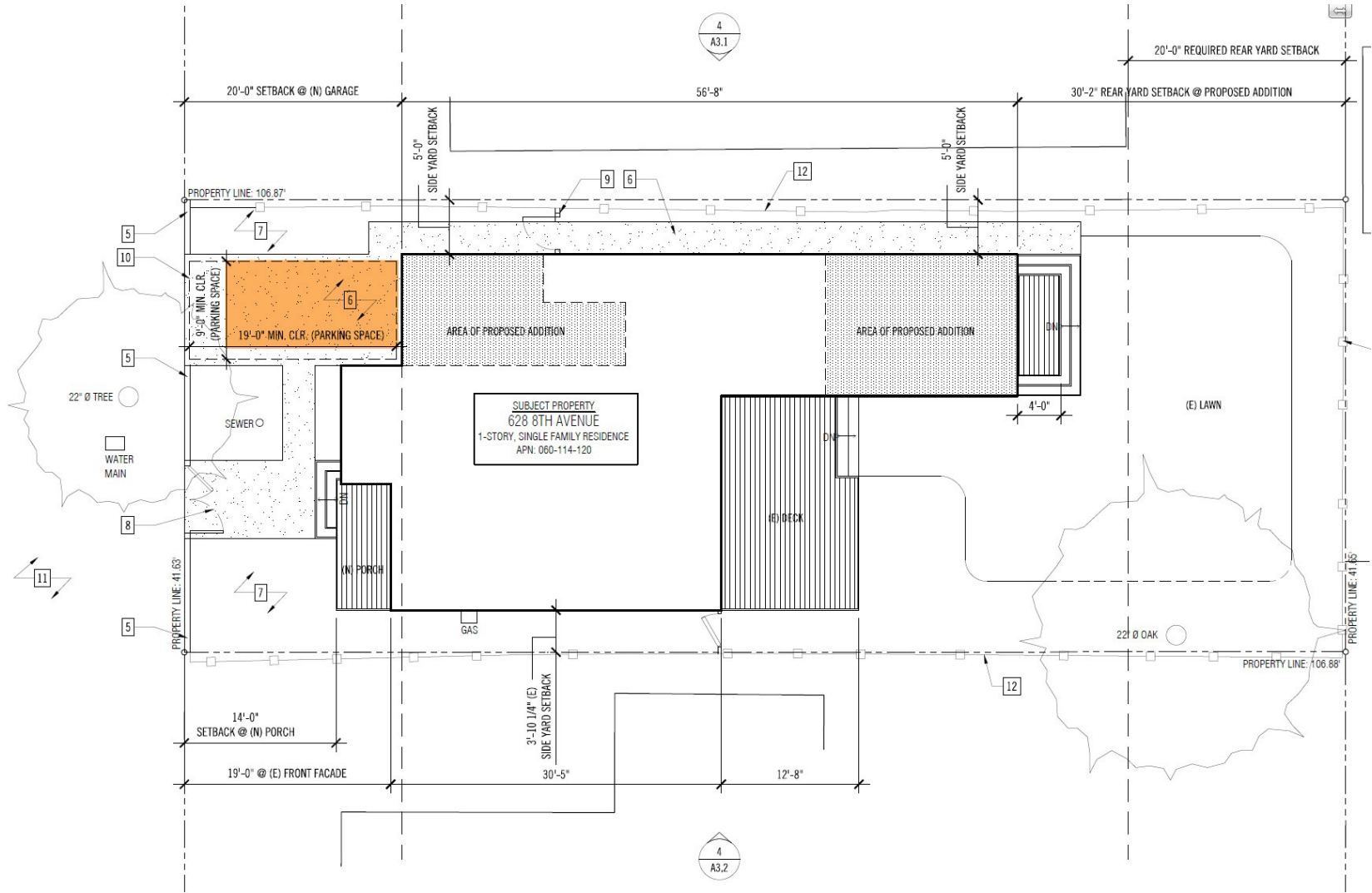
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Owner/Applicant:

Attachment:

File Numbers:

8TH AVENUE



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Owner/Applicant:

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Owner/Applicant:

Attachment:

File Numbers:



EXISTING UN-PERMITTED,  
NON-CONFORMING GARAGE

## SITE PHOTOS: EXISTING WEST ELEVATION

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Owner/Applicant: \_\_\_\_\_

Attachment: \_\_\_\_\_

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