



North Fair Oaks Community Council
San Mateo County Coordinated
Departmental Response



DATE: April 27, 2021
NFOCC MEETING DATE: April 28, 2021
SPECIAL NOTICE/HEARING: 10 days, within 300 feet
VOTE REQUIRED: Majority

TO: Members, North Fair Oaks Community Council

FROM: Planning Staff

SUBJECT: Consideration of an Off-Street Parking Exception, pursuant to Section 6120 of the San Mateo County Zoning Regulations, to allow for one tandem uncovered parking space, where two covered parking spaces is required, in conjunction with a second story addition to add a fourth bedroom to an existing three bedroom one-story single-family residence, located at 803 15th Avenue, in the unincorporated North Fair Oaks area of San Mateo County.

County File Number: PLN 2021-00024 (Sin/Fox)

PROPOSAL

The applicant requests an Off-Street Parking Exception (OSPEX) associated with a second story addition to the existing one-story single-family residence. The existing first story will retain two bedrooms; the new second story will add two bedrooms for a total of four bedrooms. The existing garage plus one car driveway provides sufficient area to accommodate one uncovered parking to serve as the second on-site required parking space.

RECOMMENDATION

That the North Fair Oaks Community Council provide a recommendation to the Community Development Director on the Off-Street Parking Exception to allow for one uncovered tandem parking space, located in the existing driveway, where two independently accessible covered parking spaces are required beyond the 20-foot front yard setback.

BACKGROUND

Report Prepared By: Olivia Boo, Planner III, oboo@smcgov.org

Owner/Applicant: Jessica Sin/Aaron Fox

Location: 803 15th Avenue, Menlo Park

APN: 055-201-040

Parcel Size: 5,618 sq. ft.

Existing Zoning: R-1/S-73 (Single-Family Residential District)

General Plan Designation: Medium Density Residential (6.1-8.7 d.u./ac)

Existing Land Use: One-story Single-Family Residence

Water Supply: California Water Service Bear Gulch

Sewage Disposal: Fair Oaks Sewer District

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

Environmental Evaluation: The project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15301, Class 1, because the project involves an addition to an existing structure.

Setting: The project site is a flat parcel located within an existing urbanized neighborhood comprised of a single-family residence, located between 18th Avenue and Fair Oaks Avenue.

DISCUSSION

A. KEY ISSUES

1. Covered Parking for Single-Family Residence

The owner proposes an internal remodel of the existing one-story residence plus the addition of a new second story which will include three new bedrooms plus one office, for a new 2,761 sq. ft. four-bedroom residence. Currently the existing one-story home includes three bedrooms and is 2,001 sq. ft. in size. Pursuant to Section 6119 of the County Zoning Regulations, a single-family residence with two or more bedrooms must provide two covered parking spaces beyond the required 20-foot front yard setback.

Based on County records, the property was developed for residential use in 1950 as a three-bedroom residence with a one car garage.

2. Compliance with the Zoning Regulations

a. Development Standards

The project complies with the S-73 Development Standards as noted below.

Development Standard	Required	Proposed
Minimum Building Site	5,000 sq. ft.	5,618 sq. ft. (existing)
Minimum Side Yard	5 ft.	5 ft. Existing first story, no change, (Left side) 5 ft. Existing first story, no change (Right side)
Minimum Front Yard	20 ft.	24 ft.
Minimum Rear Yard	20 ft.	17 ft. Existing, (No Change)
Maximum Building Height	36 ft.	23 ft. proposed
Lot Coverage	50% Maximum Allowed	41% proposed
Floor Area Ratio	49% (2,760 s.f.)	49% (2,760 s.f.)

FISCAL IMPACT:

No fiscal impact to the County

ATTACHMENTS

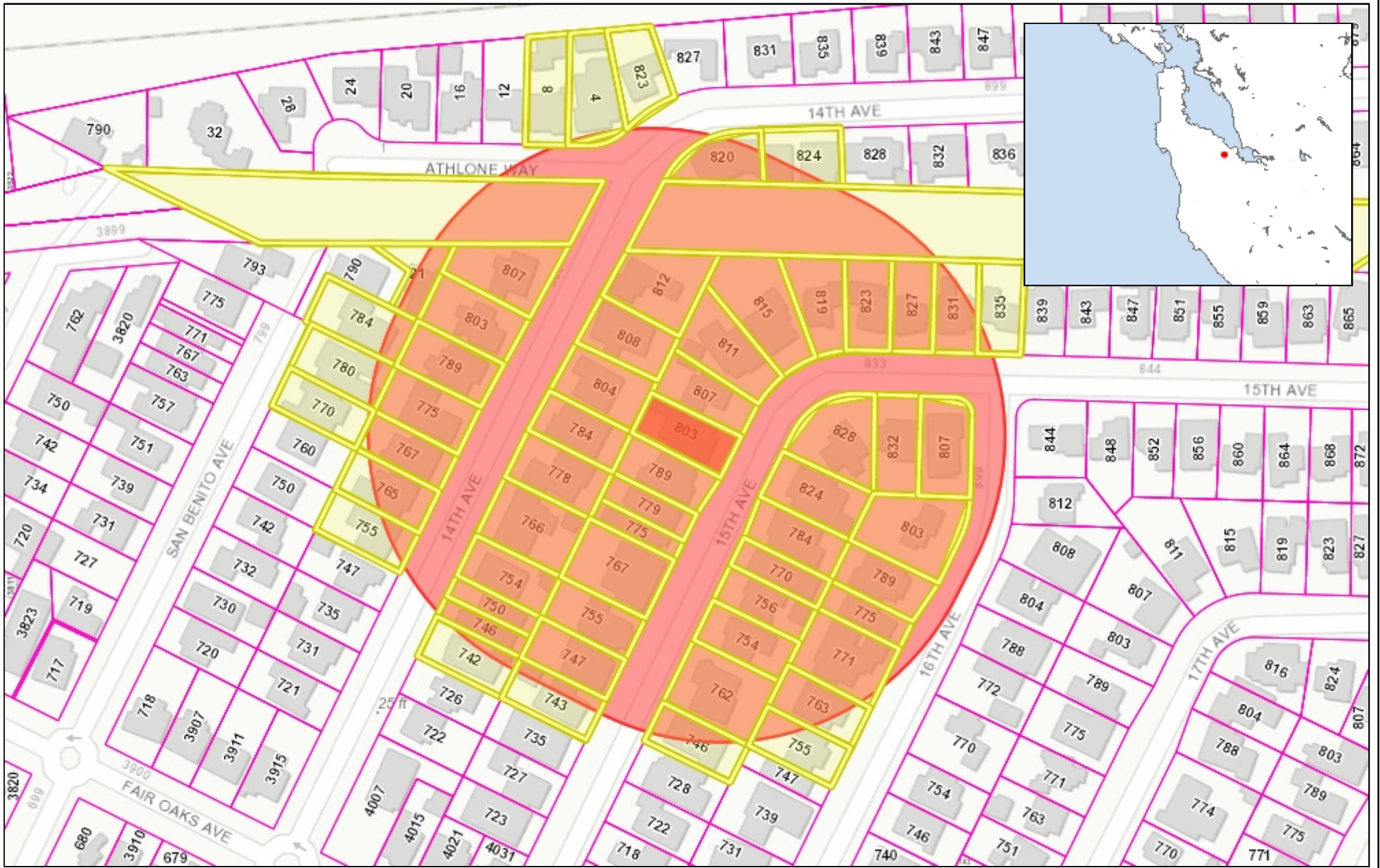
- A. Vicinity Map
- B. Site Plan

OSB:cmc – OSBFF0615_WCU.DOCX



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT A



0.07 0 0.04 0.07 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:2,257



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B

803 FIFTEENTH AVE

MENLO PARK, CA 94025

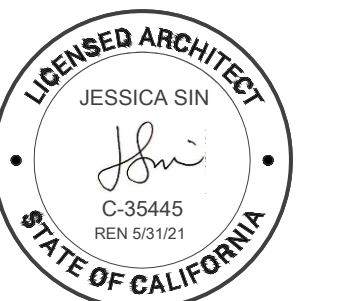


ARCHITECTURE + INTERIORS

803 FIFTEENTH AVE

MENLO PARK, CA 94025

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COVER SHEET

GENERAL NOTES

- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURE AND FOR ALL SAFETY PROGRAMS AND PRECAUTIONS IN CONNECTION WITH THE PROJECT. NEITHER THE OWNER NOR THE ARCHITECT IS RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO FOLLOW PROPER SAFETY PROCEDURES.
- ALL CODES HAVING JURISDICTION ARE HEREBY MADE A PART OF THIS DOCUMENT AND ARE TO BE STRICTLY OBSERVED BY THE CONTRACTOR IN THE CONSTRUCTION OF THE PROJECT. IN THE EVENT OF CONFLICT BETWEEN THESE DOCUMENT AND THE CODE, THE CODE SHALL PREVAIL. ANY CONFLICT OR DISCREPANCY SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- ALL WORK, TO BE ACCEPTABLE, MUST BE IN COMPLIANCE WITH THESE DRAWINGS AND SPECIFICATIONS, AND MUST BE OF A QUALITY EQUAL OR BETTER THAN THE STANDARD OF THE TRADE. FINISHED WORK SHALL BE FIRM, WELL-ANCHORED, IN TRUE ALIGNMENT, PLUMB, LEVEL, WITH SMOOTH, CLEAN, UNIFORM APPEARANCE.
- CONTRACTOR SHALL AT ALL TIMES PROVIDE PROTECTION AGAINST WEATHER, RAIN, WINDSTORMS, OR HEAT SO AS TO MAINTAIN ALL WORK, MATERIALS, EQUIPMENT AND APPARATUS FREE FROM INJURY OR DAMAGE.
- CONTRACTOR SHALL VISIT THE SITE OF THE PROJECT, EXAMINE FOR HIMSELF/HERSELF THE NATURE OF THE EXISTING CONDITIONS AND ALL OTHER CONDITIONS RELEVANT TO THE SATISFACTORY COMPLETION OF THE PROJECT. SUBMISSION OF A BID FOR CONSTRUCTION SHALL BE CONSIDERED EVIDENCE OF SUCH EXAMINATION BY THE CONTRACTOR.
- BEFORE ORDERING MATERIAL OR COMMENCING WORK WHICH IS DEPENDENT FOR THE PROPER SIZE AND INSTALLATION UPON COORDINATION WITH CONDITIONS IN THE BUILDING, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS. ANY DISCREPANCIES BETWEEN THE DOCUMENTS AND THE EXISTING CONDITIONS SHALL BE REFERRED TO THE ARCHITECT FOR ADJUSTMENTS BEFORE ANY WORK BEGINS OR MATERIALS ARE PURCHASED.
- MATERIALS, PRODUCTS AND EQUIPMENT SHALL ALL BE NEW, EXCEPT AS SPECIFICALLY NOTED OTHERWISE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL DEBRIS IN A LOCATION OF THE PROPERTY APPROVED BY THE OWNER AND SHALL REMOVE SAME IN A TIMELY MANNER DURING THE COURSE OF WORK.
- CONTRACTOR SHALL REMOVE FROM SITE ALL EXISTING CONSTRUCTION AND IMPROVEMENTS NECESSARY FOR COMPLETION OF THE PROJECT, PROTECTION FROM DAMAGE OR INJURY ALL EXISTING TREES, LANDSCAPING AND IMPROVEMENTS INDICATED BY THE DRAWINGS.
- EXCAVATE ALL FOOTING AS NECESSARY, INDICATED ON THE DRAWING TO REACH SOLID, UNDISTURBED SOIL. BOTTOMS OF EXCAVATIONS SHALL BE LEVEL, CLEAN AND DRY AND AT THE ELEVATIONS INDICATED ON THE STRUCTURAL DRAWINGS.
- PROVIDE FINISH GRADES TO DRAIN AWAY FROM THE FOUNDATIONS ON ALL SIDE OF THE BUILDING. IF THERE ARE EXTERIORS IMPROVEMENTS.
- CONTRACTOR TO PRECISELY LOCATE ALL UTILITIES PRIOR TO ANY CONSTRUCTION AND/OR EXCAVATION.
- SEE STRUCTURAL DRAWINGS FOR REQUIRED SPECIAL INSPECTIONS.

APPLICABLE CODES

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA RESIDENTIAL CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA GREEN BUILDING CODE (CALGREEN)
- 2019 CALIFORNIA FIRE CODE (WITH LOCAL AMENDMENTS)
- 2019 STATE OF CALIFORNIA TITLE 24 ENERGY REGULATIONS

PROJECT SUMMARY

APN#: 055-201-040
 ZONING: R-1 / S-73
 CONSTRUCTION TYPE: V-B
 LOT SIZE: 5,618 SF*
 MAX HEIGHT: 28'-0"

SETBACKS:
 FRONT: 20'-0"
 SIDE: 5'-0"
 REAR: 20'-0"

PARKING: (1) COVERED PARKING SPACE IN NEW GARAGE.
 (1) UNCOVERED PARKING SPACE IN DRIVEWAY.

MAX. FLOOR AREA ALLOWANCE:
 0.26 (5,618 - 5,000) + 2,600 = 2,761 SF

FIRE SPRINKLES: NONE

EXISTING FLOOR AREA:

(E)HOUSE:	± 1,516 SF
(E) ENTRY	±81SF
(E)COVERED PATIO:	± 278 SF
(E) SHED	± 126 SF
TOTAL EXISTING FLOOR AREA:	±2,001 SF

MAX FLOOR AREA:
 0.26 (5,618 - 5,000) + 2,600 = 2,761 SF

PROPOSED FLOOR AREA:

(E) HOUSE	± 1,516 SF
FIRST FLOOR ADDITION	± 182 SF
SECOND FLOOR ADDITION	± 1,063 SF
TOTAL PROPOSED FLOOR AREA:	± 2,761 SF

SITE COVERAGE CALCULATIONS
 MAX. SITE COVERAGE ALLOWED 50% (5,618*0.50) = 2,809 SF

EXISTING SITE COVERAGE:

(E) HOUSE :	± 1,516 SF
(E) ENTRY:	± 81 SF
(E) COVERED PATIO:	± 278 SF
(E) SHED:	± 126 SF
(E) CARPOT	± 336 SF
(E) FIRE PIT	± 16 SF
TOTAL EXISTING LOT COVERAGE:	± 2,353 SF

PROPOSED SITE COVERAGE:

(E) HOUSE:	± 1,516 SF
1ST FLOOR ADDITION:	± 182 SF
(N) ENTRY PORCH:	± 63 SF
(N) GARAGE:	± 292 SF
(E) TRELLIS:	± 278 SF
(E) FIRE PIT:	± 16 SF
TOTAL PROPOSED LOT COVERAGE:	± 2,347 SF

PROJECT TEAM

ARCHITECT:
 JESSICA SIN
 JSD ARCHITECTURE + INTERIORS
 1328 EBENER STREET
 REDWOOD CITY CA 94061
 JSIN@JESSICASINDESIGNS.COM
 650-206-4608

DRAWING SHEET INDEX

ARCHITECTURAL:
 A0.0 COVER SHEET
 A1.0 EXISTING AND PROPOSED SITE PLAN
 A2.0 EXISTING FLOOR PLAN
 A2.1 PROPOSED FLOOR PLAN
 A3.0 EXISTING ELEVATION
 A3.1 PROPOSED ELEVATION 1
 A3.2 PROPOSED ELEVATION 2
 A4.0 BMP

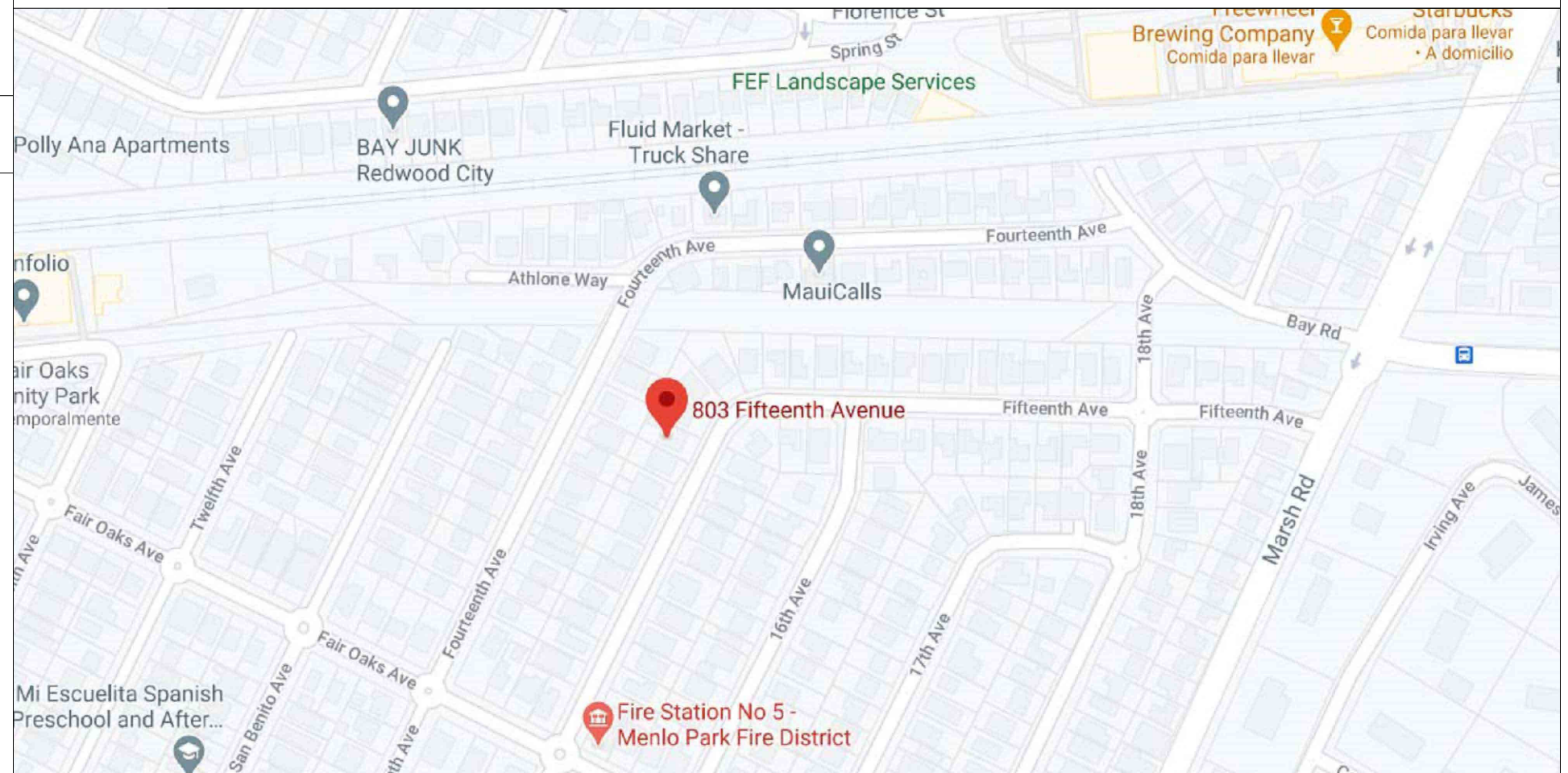
PROJECT DESCRIPTION

THIS PROJECT INCLUDES A FIRST AND SECOND STORY ADDITION TO AN EXISTING ONE-STORY RESIDENCE. THE PROJECT ALSO INVOLVES INTERIOR REMODELING AND RECONFIGURATION OF THE KITCHEN, LIVING AND DINING ROOM SPACES.

RENDERING OF PROPOSED FRONT ELEVATION



VICINITY MAP





ARCHITECTURE + INTERIORS

803 FIFTEENTH AVE

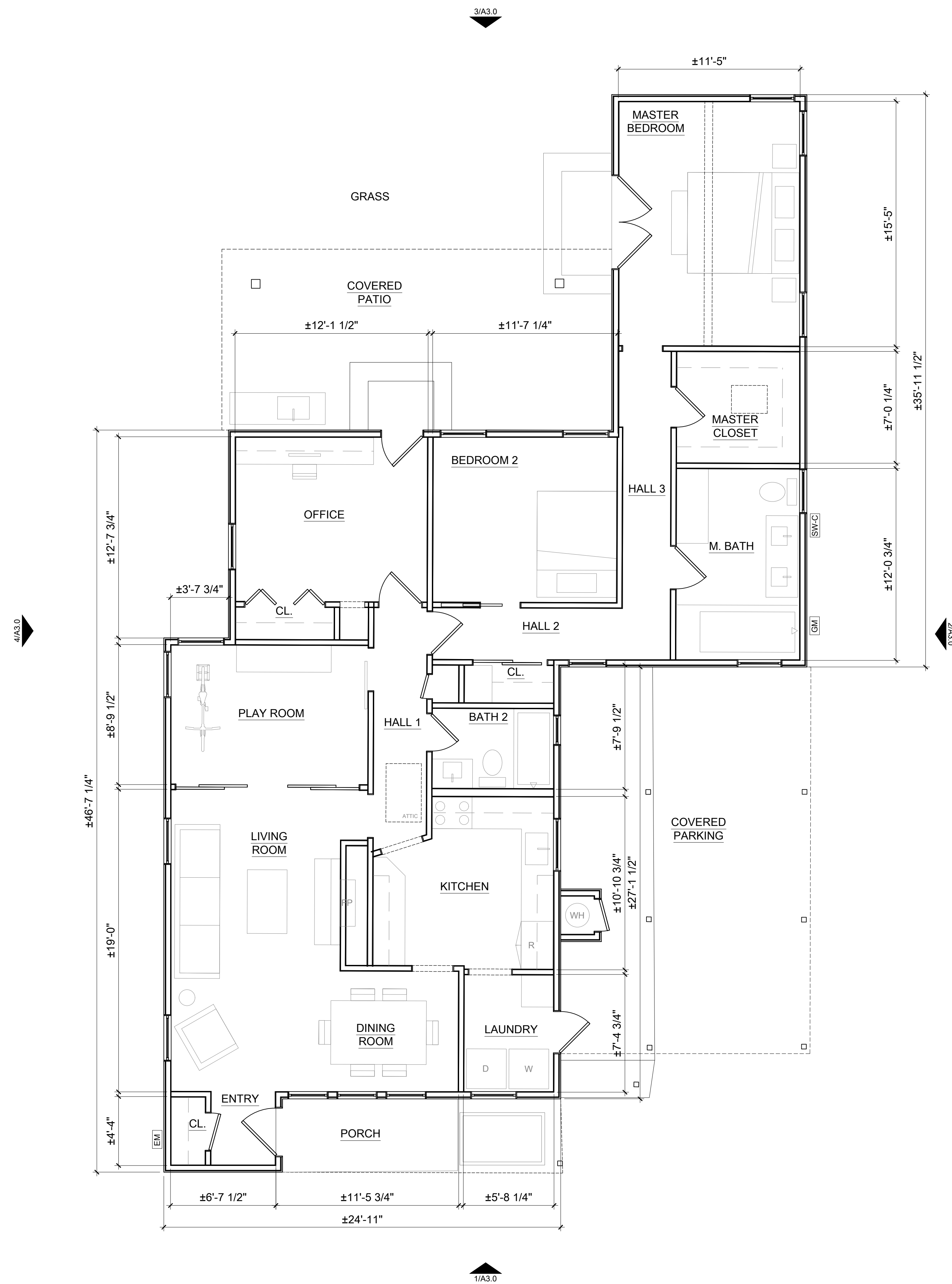
MENLO PARK, CA 94025

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(E) FLOOR PLAN

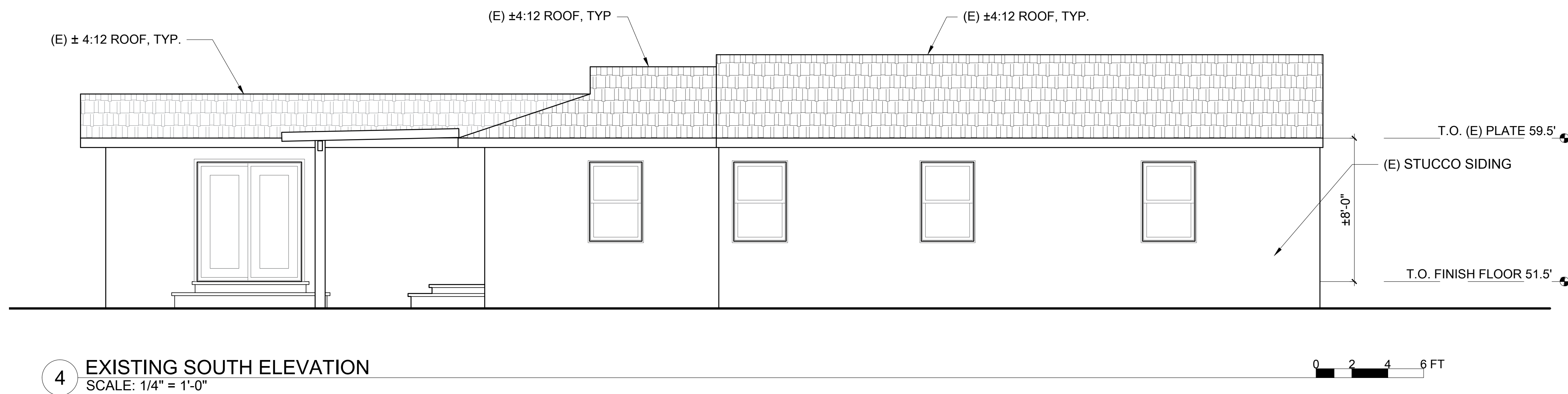
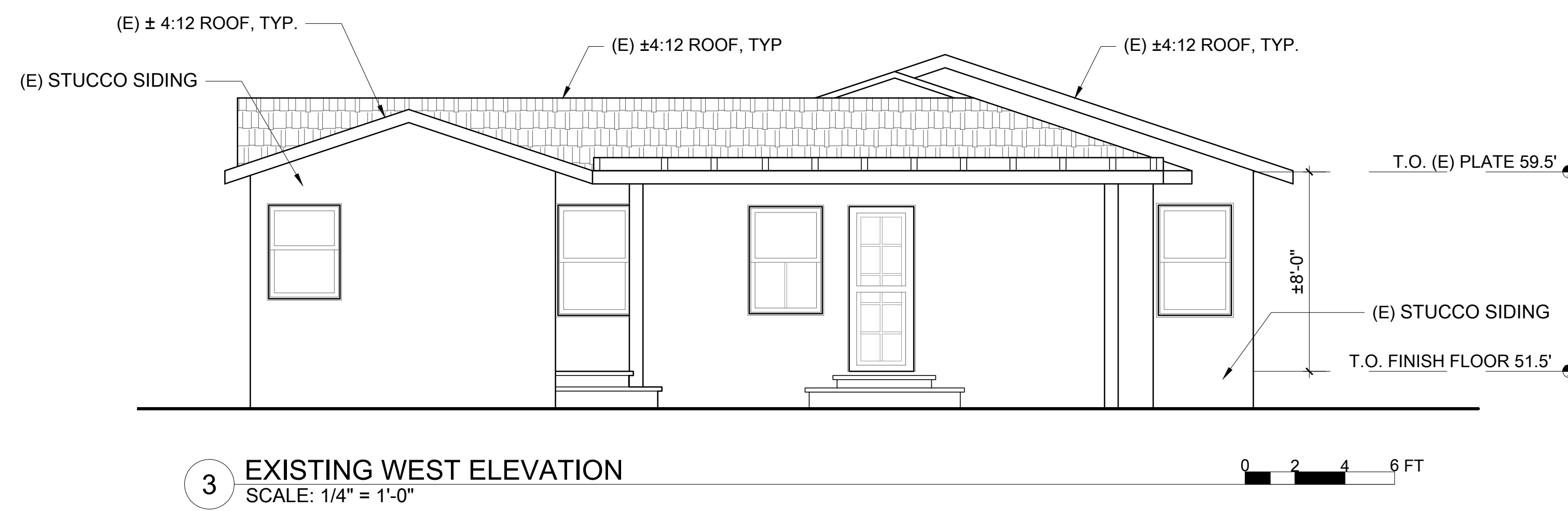
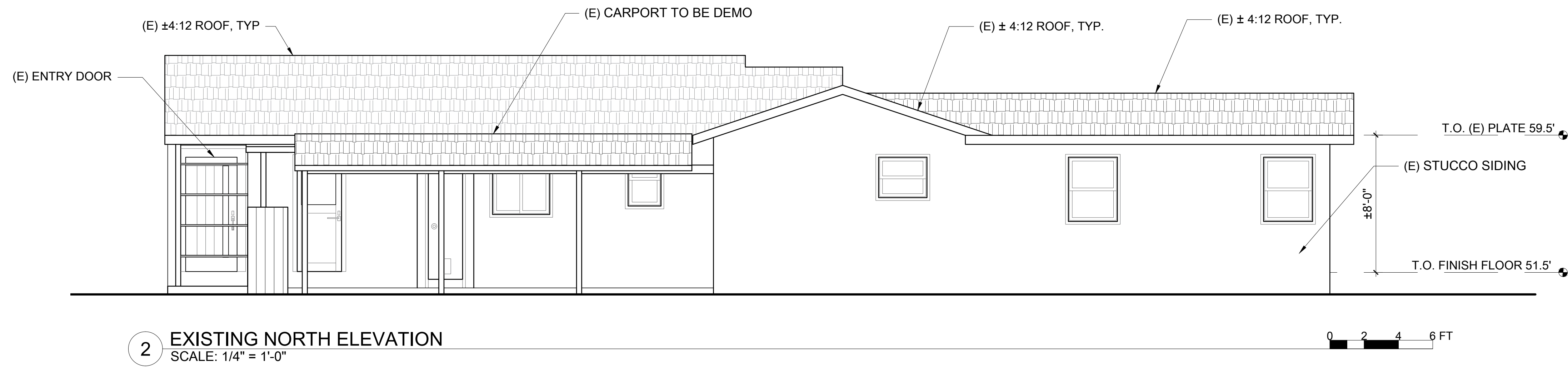
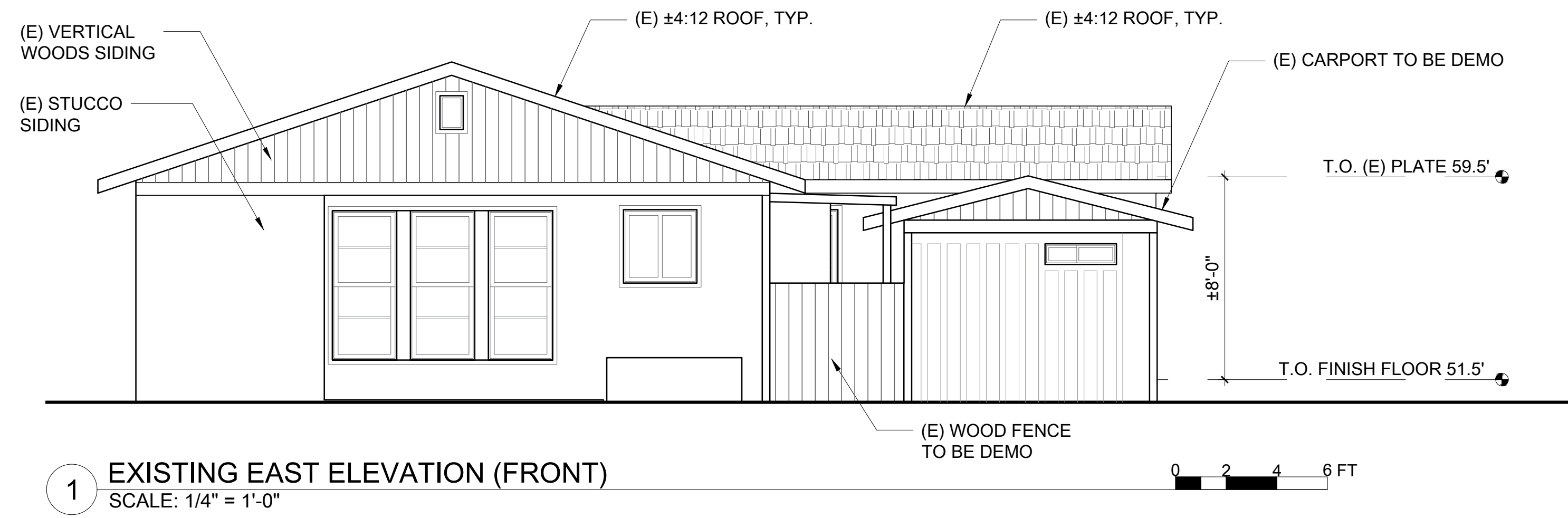


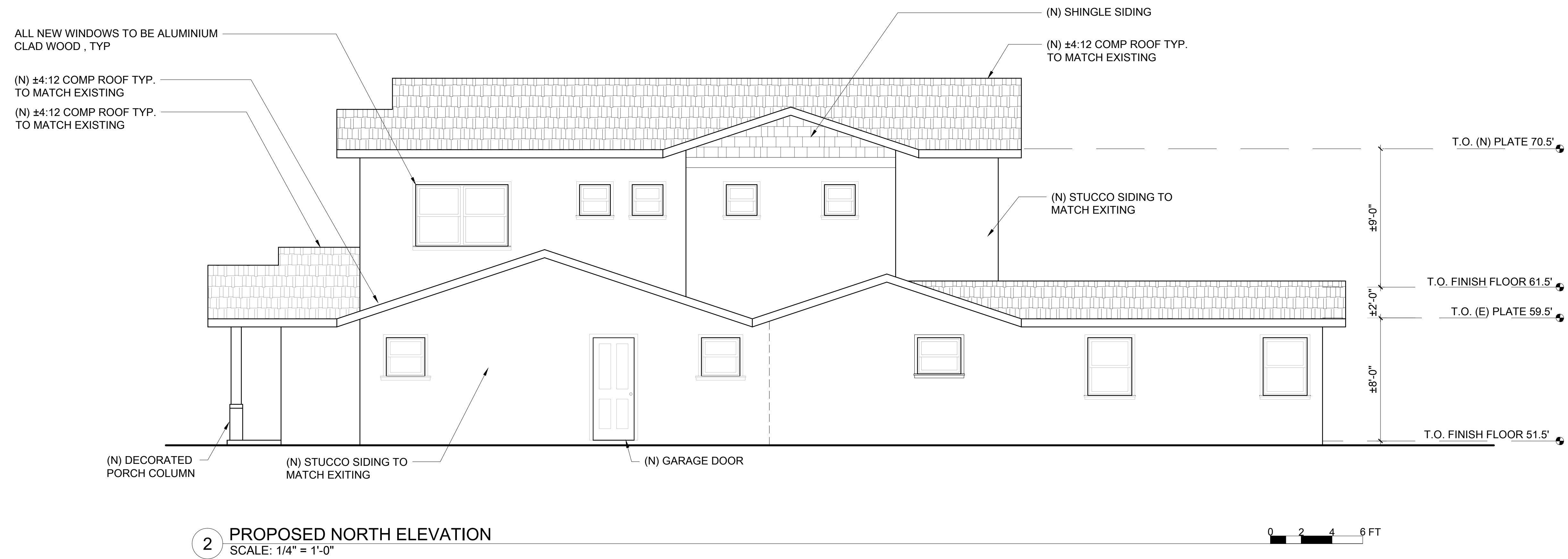
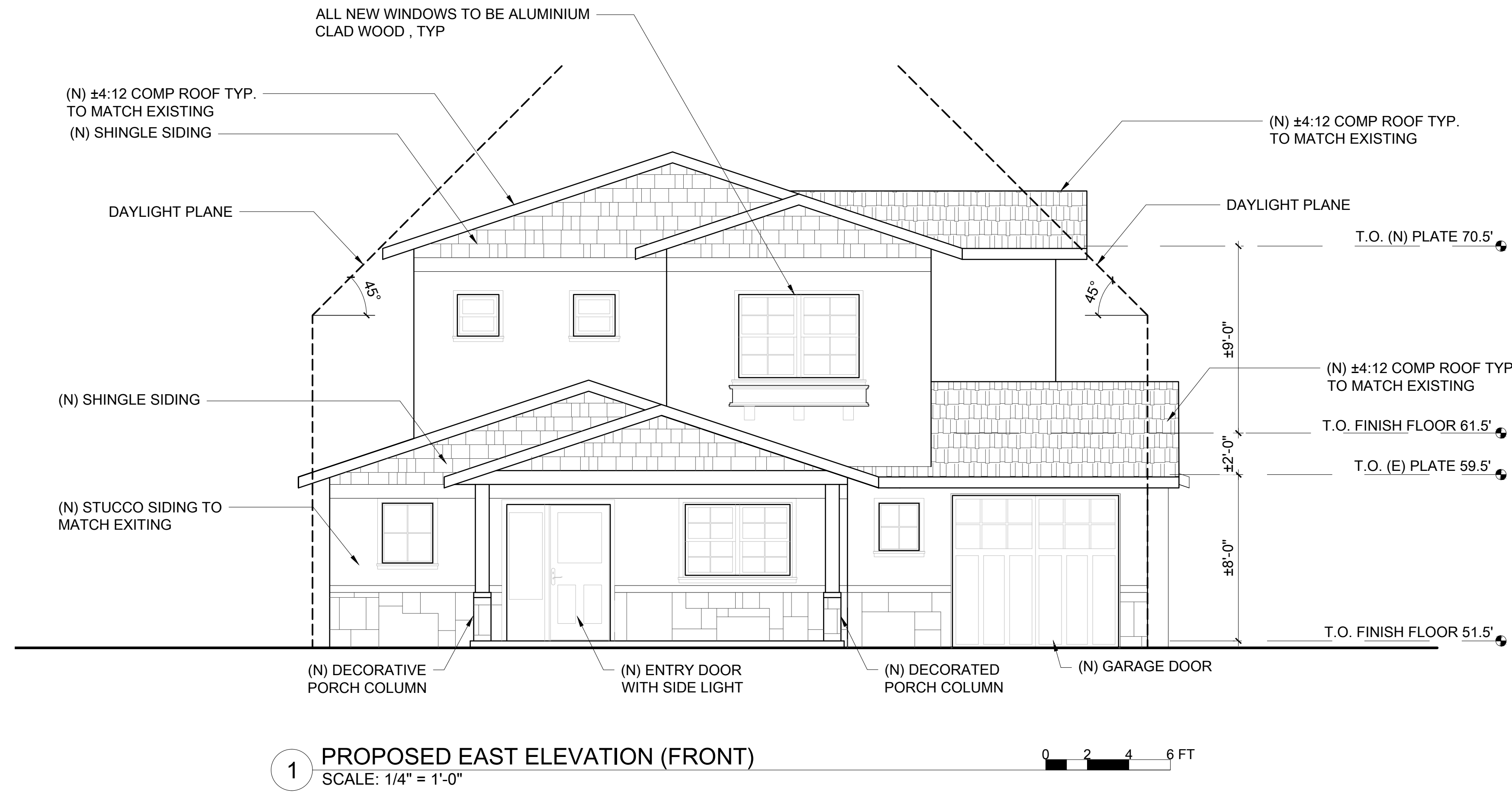
1 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

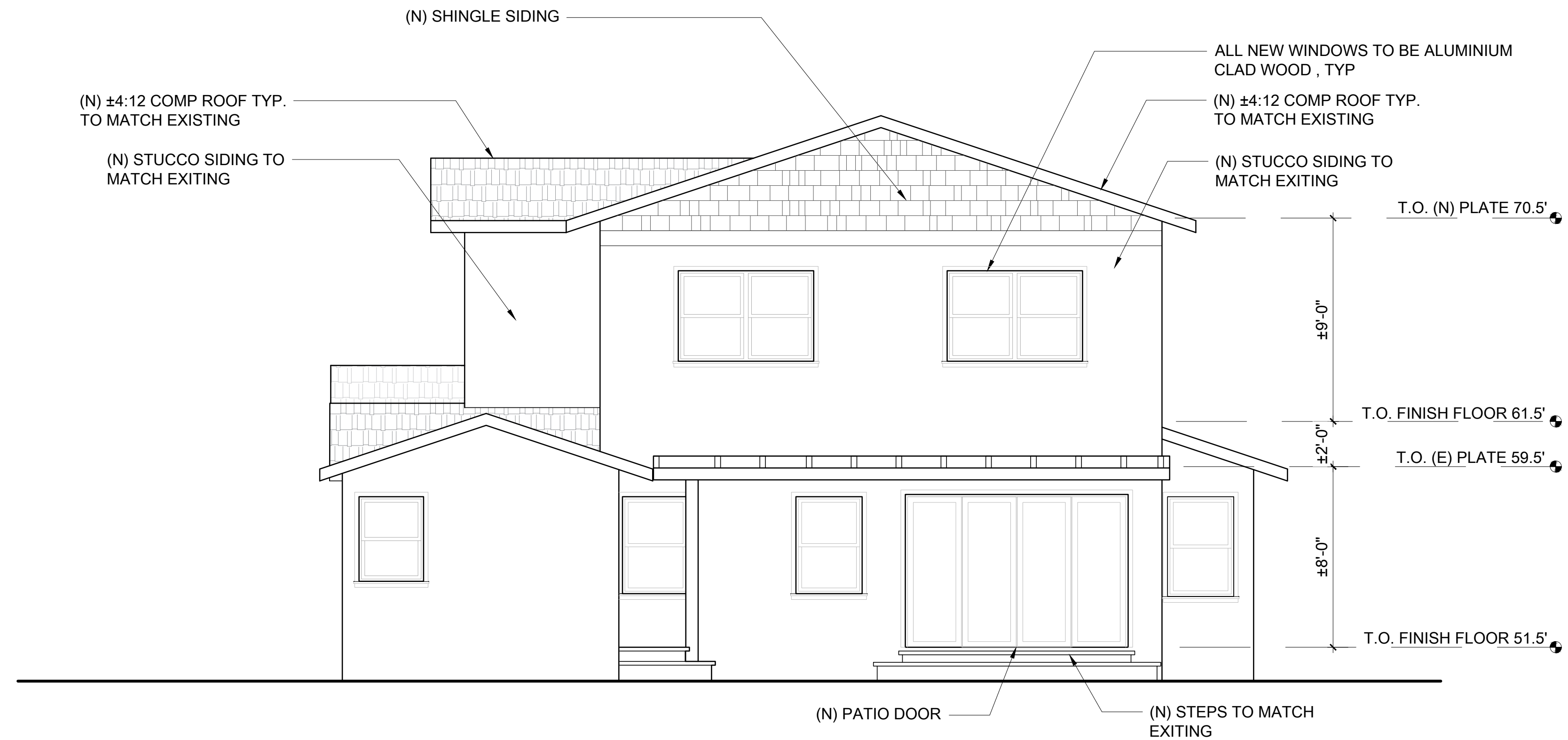


WALL KEY

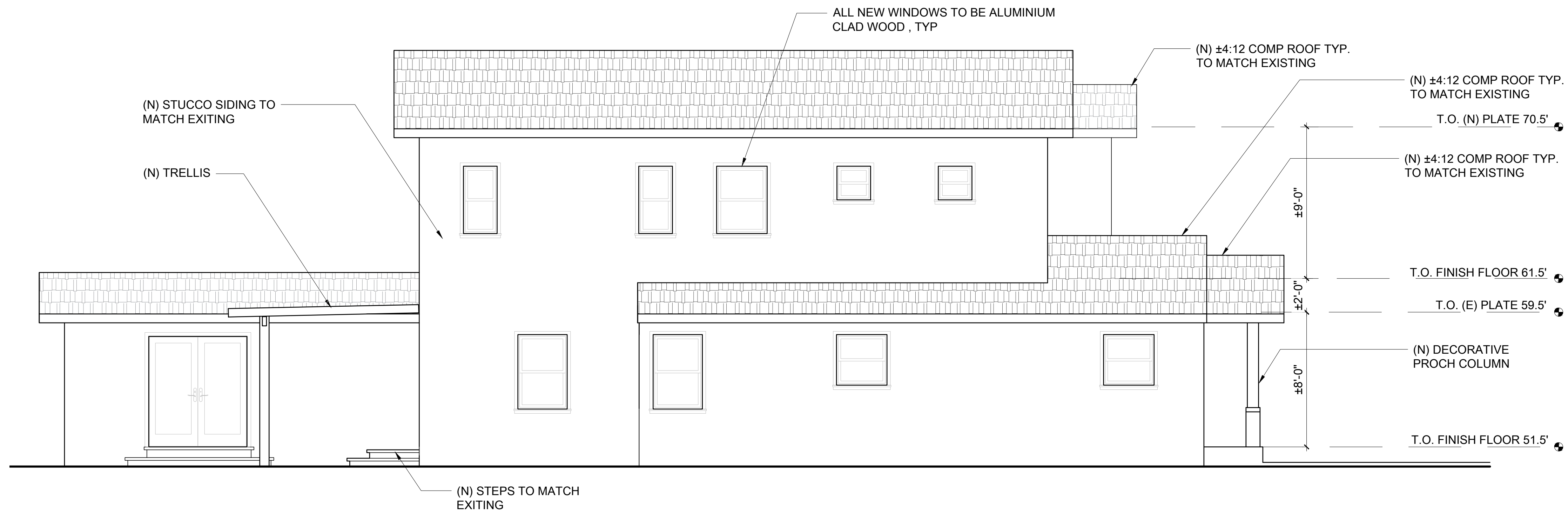
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE REMOVED







1 PROPOSED WEST ELEVATION (REAR)
SCALE: 1/4" = 1'-0"



2 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



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