



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



**Date:** February 17, 2016  
**NFOCC Meeting Date:** February 25, 2016  
**Special Notice / Hearing:** None  
**Vote Required:** Majority

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

**From:** Tiare Pena, Project Planner

**Subject:** Consideration of an Off-Street Parking Exception pursuant to the County Zoning Regulations (*Parking*) Section 6120 (Exceptions), to allow two tandem parking spaces within a covered carport to meet the requirement of two covered side-by-side parking spaces for the existing two bedroom single-family residence. Located at 421 3<sup>rd</sup> Avenue in the unincorporated North Fair Oaks area of San Mateo County. County File Number: PLN2015-00353.

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

**PROPOSAL:**

The applicant proposes to legalize a two-car tandem carport to meet the parking requirements for the existing two bedroom, 878 sq. ft. single family residence. The applicant is requesting an Off-Street Parking Exception to legalize the parking for the existing single-family residence.

The applicant is also proposing to construct a 683 sq. ft. second dwelling unit. The proposal includes uncovered parking along the left side of the property, which satisfies the requirements of the Zoning Regulations.

**BACKGROUND:**

Owner: Juan Nizama

Applicant: Manuel Torres

Location: 421 3<sup>rd</sup> Avenue, Redwood City

APN: 060-056-060

Lot Size: 6,000 sq. ft. (existing 878 sq. ft. residence)

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 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:**

Staff has reviewed the proposal, and has determined that the proposal to rely on a two-car tandem carport to meet the parking requirements for the existing 878 square foot residence is *as nearly in compliance with the requirements set forth in County Zoning Regulations (Parking) Section 6119* as is reasonably possible. The lot configuration makes provision of two side-by-side covered parking spaces infeasible.

The new attached 683 sq. ft. second dwelling unit is not a component of the discretionary review for this project. State law prohibits discretionary review of second units that otherwise comply with all zoning requirements. The proposed second unit complies with the R-1/S-73 (Single Family Residential/5,000 sq. ft. minimum lot size) Zoning Regulations and the Second Dwelling Unit Regulations (floor area limits and parking requirements). The applicant will provide the required parking for the second unit along the left side of the property. Therefore, public notification and discretionary approval is not required for this component of the project.

**PROPOSED MOTION BASED ON STAFF RECOMMENDATION:**

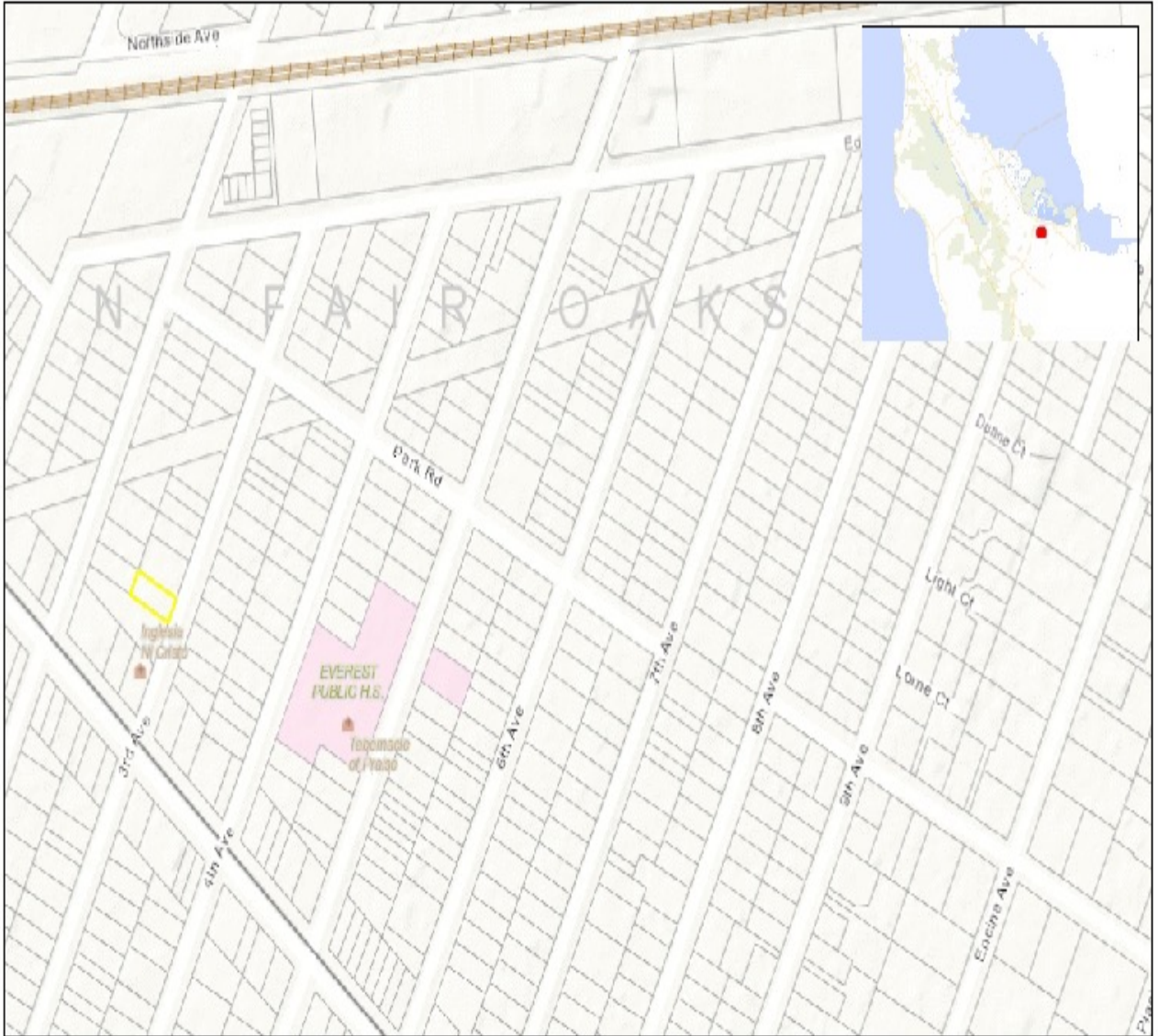
I move that the Council recommend approval of the Off-Street Parking Exception for 421 3<sup>rd</sup> Avenue on the basis that the required finding can be made.

**FISCAL IMPACT:**

None

Attachments:

Vicinity Map  
Proposed Plans



0.14 0 0.07 0.14 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Latitude Geographics Group Ltd.

1:4,513



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**

421 THIRD AVE.  
REDWOOD CITY, CALIFORNIA

**PROJECT DATA**

PROJECT NO: 2018-001  
 CLIENT: MTC designs  
 ADDRESS: 421 THIRD AVE, REDWOOD CITY, CA 94063  
 DATE: 08/20/2018  
 SCALE: AS SHOWN  
 SHEET NO: 01 OF 01

**ABBREVIATIONS**

AS	AS SHOWN
CC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CS	CORROSION RESISTANT
DR	DRAINAGE
FR	FRAMING
GR	GRASS
IR	IRRIGATION
LD	LANDSCAPE
LS	LANDSCAPE STRIP
MS	METAL STUD
PC	PRECAST CONCRETE
RF	ROOF FINISH
SI	SILO
SP	SPRINKLER
ST	STEEL
TR	TRUCK
UT	UTILITY
VP	VENT
W	WALL
WC	WATER CLOSET
WB	WATER BARRIER
WD	WOOD
WV	WIND VENT
WY	WYLL
Y	YIELD

**SYMBOLS**

▲	ANCHOR BOLT
□	CONCRETE
○	CONCRETE MASONRY UNIT
◇	CORROSION RESISTANT
▭	DRAINAGE
▭	FRAMING
▭	GRASS
▭	IRRIGATION
▭	LANDSCAPE
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▭	WYLL
▭	YIELD

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**GENERAL NOTES**

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE (CBC) AND THE CALIFORNIA ELECTRICAL CODE (CEC). THE DESIGNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND PROVIDING ALL NECESSARY DETAILS AND MATERIALS.

3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL JURISDICTION.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL JURISDICTION.

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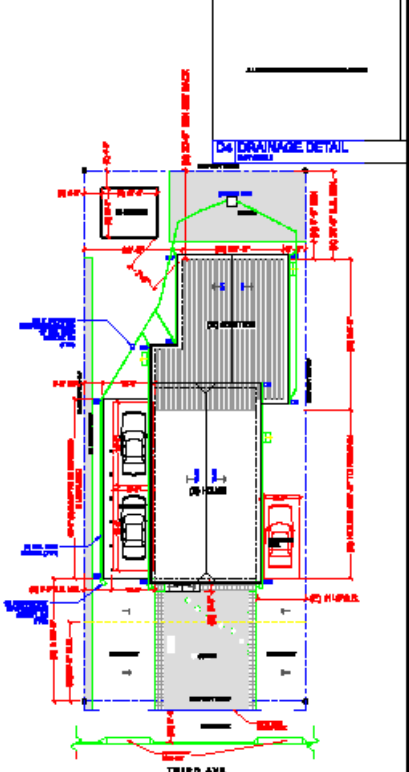
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**MTC designs**

mtc designs  
 3022 Market Street  
 Redwood City, CA 94063  
 (650) 365-1111  
 www.mtcdesigns.com

**MIYAJIMA RESIDENCE**  
 ADDITION  
 421 3RD AVE N.E.  
 REDWOOD CITY CALIFORNIA

**REVISIONS**

NO.	DATE	DESCRIPTION

**DATE:** 08/20/2018  
**TEAM BY:** A. SULLIVAN  
**JOB NO.:** 2018-001  
**SCALE:** AS SHOWN

**SITE PLAN A000**

**AS SITE PLAN**