



# NORTH FAIR OAKS COMMUNITY COUNCIL

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Owner/Applicant: **Boeddiker/Young and Borlik**

File Numbers: . . . **PLN 2021-00332**

Location: . . . . . **891 15<sup>th</sup> Avenue, Menlo Park**

APN: . . . . . **055-206-040**

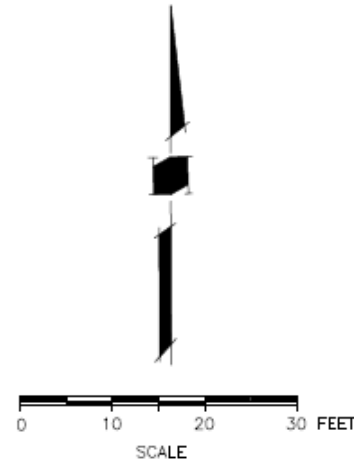
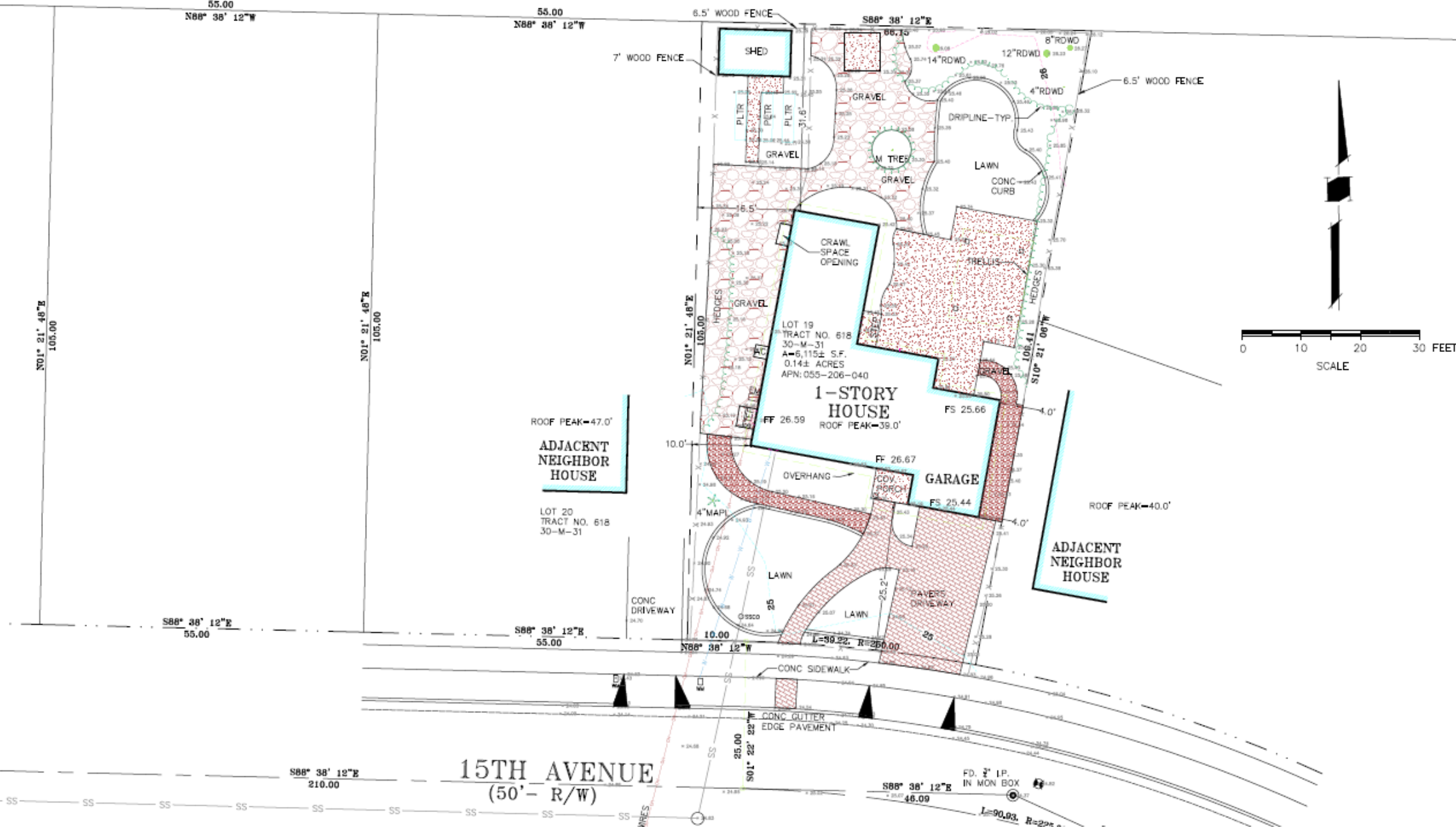
## Project Description:

**Consideration of a Home Improvement Exception and an Off-Street Parking Exception to allow one covered parking space where two are required in conjunction with a 423 sq. ft rear addition of a master bedroom/bathroom suite. The addition will encroach into the required 20 ft. rear yard setback by 4'5" resulting in a 15' 5" rear yard setback,**





80' R/W COUNTY AND CITY OF SAN FRANCISCO



**15TH AVENUE**  
(50' - R/W)

FD. 2" I.P.  
IN MON BOX  
48.09

ADJACENT  
NEIGHBOR  
HOUSE

ADJACENT  
NEIGHBOR  
HOUSE

**1-STORY  
HOUSE**

**GARAGE**

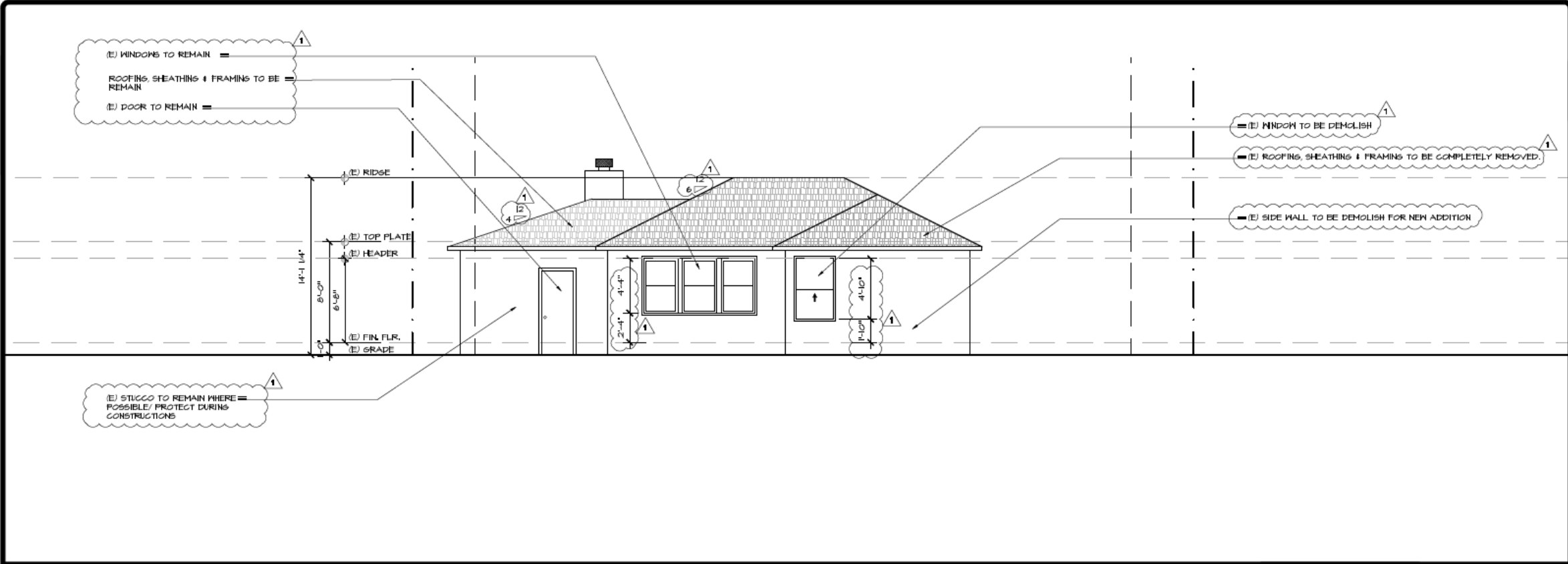
LOT 19  
TRACT NO. 618  
30-M-31  
A=6,115± S.F.  
0.14± ACRES  
APN: 055-206-040

ADJACENT  
NEIGHBOR  
HOUSE

ADJACENT  
NEIGHBOR  
HOUSE

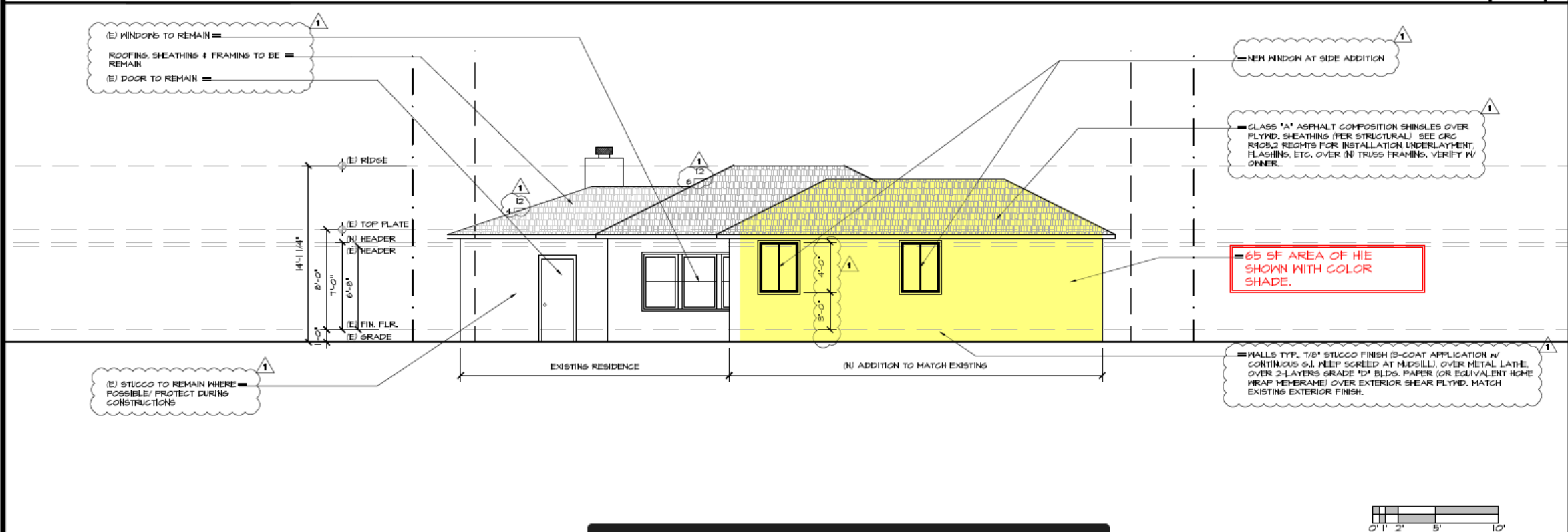
ADJACENT  
NEIGHBOR  
HOUSE

ADJACENT  
NEIGHBOR  
HOUSE



EXISTING REAR ELEVATION

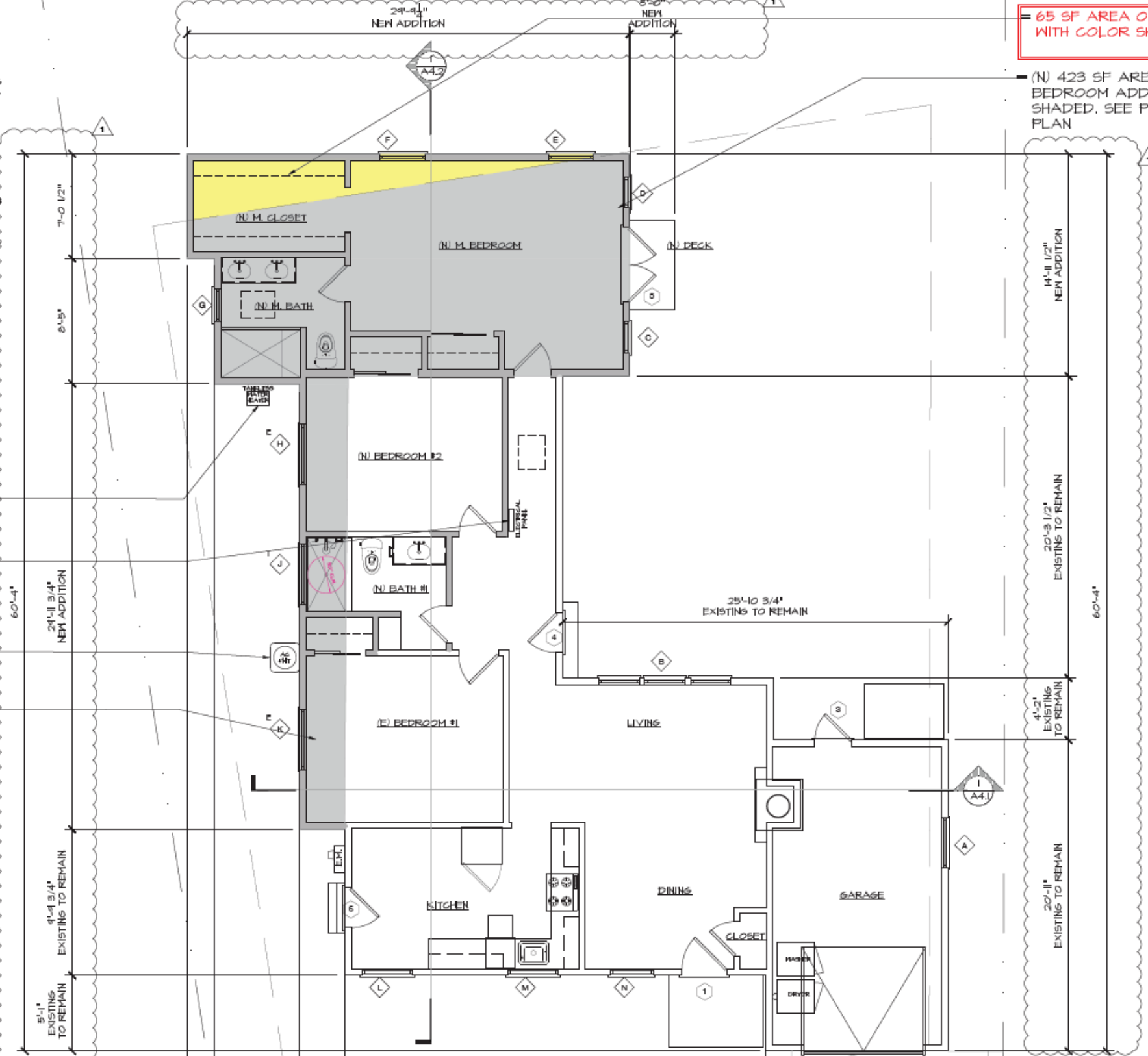
1/4" = 1'-0" 2



1/4" = 1'-0" 1



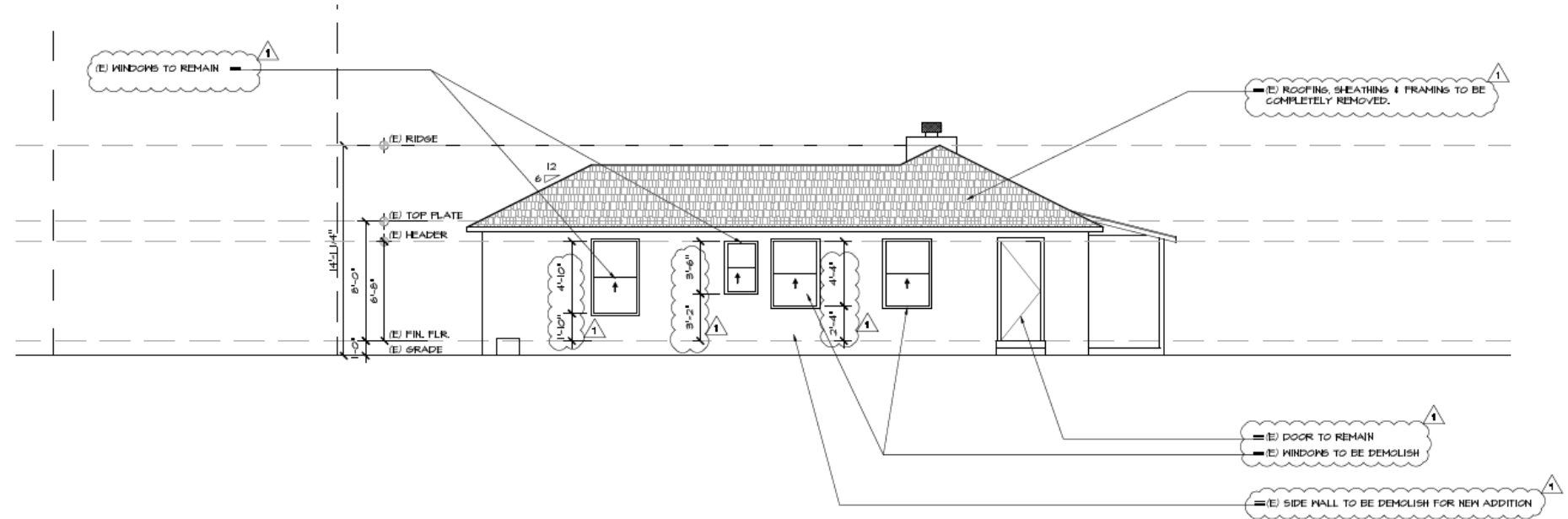
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65 SF AREA OF HIE SHOWN WITH COLOR SHADE.

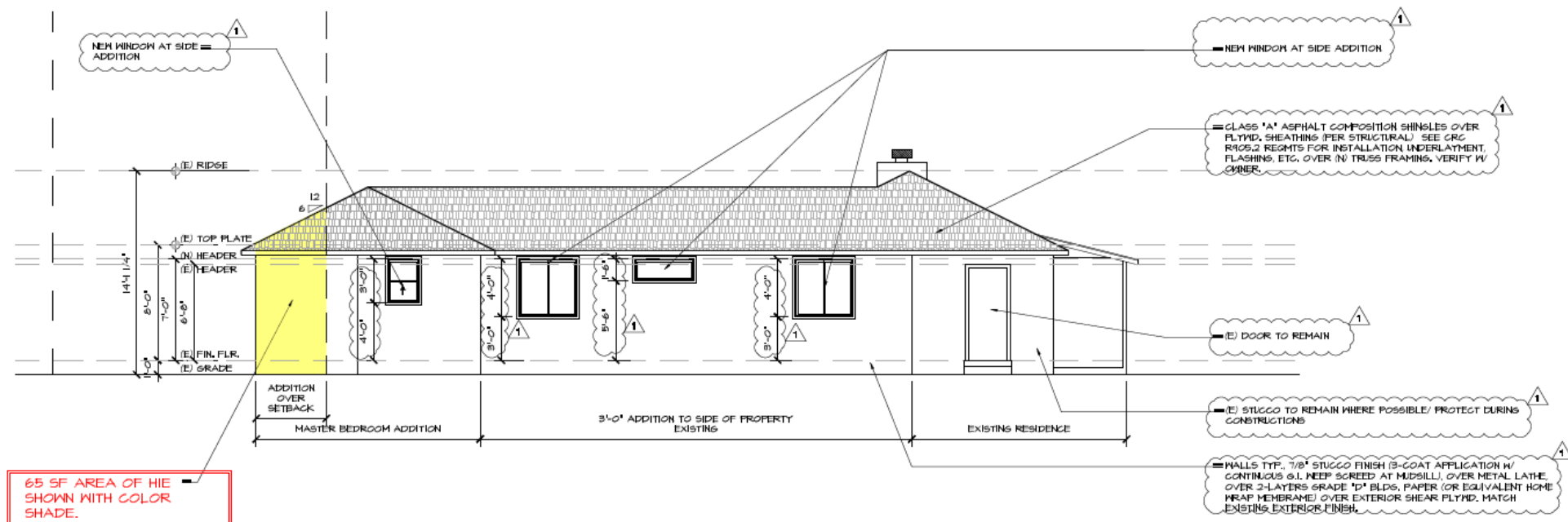
(N) 423 SF AREA OF MASTER BEDROOM ADDITION SHOWN SHADED. SEE PROPOSED FLOOR PLAN

KEY TO SYMBOLS:  
 ■ PROPOSED NEW WALL (SHOWN SHADED)  
 □ EXISTING WALL



EXISTING LEFT SIDE ELEVATION

1/4" = 1'-0" 2



65 SF AREA OF HIE SHOWN WITH COLOR SHADE.



## **ENVIRONMENTAL REVIEW**

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- That the project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15301, Class 1, for the modification or maintenance of an existing structure.



## RECOMMENDATION

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That the North Fair Oaks Community Council provide a recommendation to the Community Development Director whether the Council concludes that the required finding for the Off-Street Parking Exception and Home Improvement Exceptions 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; and that the existing structure has a design or there are conditions applicable to the property such that the proposed project would result in only minor exterior changes.