North Fair Oaks Community Council
San Mateo County Coordinated
Departmental Response

Date: May 14, 2015
NFOCC Meeting Date: May 28, 2015
Special Notice / Hearing: None
Vote Required: Majority

To: Members, North Fair Oaks Community Council
From: Tiare Pena, Project Planner

Subject: Off-Street Parking Exception to allow one existing covered parking space and one uncovered parking space to occur within the 20’ front setback.

RECOMMENDATION:
That the council recommend that the Planning Department approve the Off-Street Parking Exception with the condition that one on-site uncovered space is required.

BACKGROUND:
The applicant proposes to remodel the existing 1,265 sq. ft. two-bedroom single family residence and add 391 sq. ft. to the rear to construct two additional bedrooms in conjunction with the conversion of the home into an adult care facility to accommodate up to five ambulatory and non-ambulatory seniors.

DISCUSSION:
This project is brought to the North Fair Oaks Community Council as it meets certain criteria, specifically, 1) that the numbers of bedrooms exceed three and, 2) that the new addition brings the square footage over 1,500 sq. ft.

FISCAL IMPACT:
None
Project Address: 451 3rd Ave., Redwood City

OFF-STREET PARKING EXCEPTION --------- SUPPORTING STATEMENTS

1) Addition will be solely at the rear of the property to add 2 bedrooms (1 new bedroom total) and remodel with a 16" high wooden deck at rear of addition.

2) No changes are proposed to the front of the house other than an ADA ramp for wheelchairs since the house will be converted to an adult care facility.

3) We can’t provide any more parking because the lot is already built to the limit and the lot has many constraints like for example it’s only 33’ wide, which won’t permit for a new 2 car (side by side) garage.

4) The neighborhood will not really be affected by the proposed project since it’s already really over crowded with cars and small garages with the same situation. Plus keep in mind that since will be an adult care facility there will only be one or two cars total for this property since the patients don’t drive. The only people that can bring and park cars on this property will be the usual two (2) nurses that will be at the house. So two cars at the most.