



North Fair Oaks Community Council
San Mateo County Coordinated
Departmental Response



DATE: May 26, 2021
NFOCC MEETING DATE: May 27, 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 two tandem uncovered parking spaces plus a third uncovered parking space, where five independently accessible covered parking spaces are required, in conjunction with the addition of one bedroom to each unit of a triplex, and an addition of 235 sq. ft. to the triplex, located at 2700 Blenheim Avenue, in the unincorporated North Fair Oaks area of San Mateo County.

County File Number: PLN2018-00301

PROPOSAL

The applicant requests an Off-Street Parking Exception (OSPEX) associated with the addition of one bedroom to each unit of a triplex building. An existing studio will be converted to a one-bedroom unit. Two existing one-bedroom units will be converted to two-bedroom units. A total of 235 sq. ft. will be added to the overall triplex, adding additional square footage to each unit. The triplex has an attached two car garage plus a driveway to park three cars, side by side. In 1947, a one car garage was legally converted to living area for one apartment.

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 two uncovered tandem parking space, and a third uncovered parking space, to be located in the existing driveway, where five independently accessible covered parking spaces are required.

BACKGROUND

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

Owner/Applicant: Keivan Ehsanipour

Location: 2700 Blenheim Avenue, North Fair Oaks (at the intersection of Buckingham Avenue)

APN: 054-276-010

Parcel Size: 4,850 sq. ft.

Existing Zoning: R-3/S-5 (Multiple-family Residential)

General Plan Designation: Medium High Density Residential (8.8-17.4 dwelling units/acre)

Existing Land Use: One story triplex.

Water Supply: California Water Service - Bear Gulch

Sewage Disposal: Fair Oaks Sewer Maintenance 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 of less than 50% of the existing floor area.

Setting: The project site is a flat corner parcel located within an existing urbanized neighborhood comprised of both single-family residence and higher density housing such as duplexes and small unit apartments, located at the intersection of Buckingham Avenue and Blenheim Avenue.

DISCUSSION

A. KEY ISSUES

1. Covered Parking Standards

The owner proposes an addition to the existing one-story triplex that would include adding a second bedroom to two existing one bedroom units, and converting one studio unit to a one-bedroom unit. A total 235 sq. ft. of living area would be added to the entire triplex. Pursuant to Section 6119 of the

County Zoning Regulations, residential units with two or more bedrooms must provide two covered parking spaces on site and a one-bedroom apartment must provide one covered parking space on site. Based on County records, the property was developed around 1946 as a triplex with a three-car garage; one of the garage spaces was legally converted to a habitable space leaving a two-car garage on site.

Section 6120 of the Zoning Regulations allows exceptions to the covered parking standards provided the finding 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. The property's existing development conditions and applicable S-5 district standards (i.e., setbacks) restrict the ability to provide additional covered parking on site. The applicant had proposed two on-site tandem parking spaces within the rear yard 10 ft. setback, on the left side of the existing two car garage spaces, however, Public Works, Right-Of-Way division, would not allow widening of the existing driveway as it would reduce street parking. The property can support the proposed uncovered parking configurations on site to meet the total number of required spaces for the additional bedrooms. Therefore, the proposed parking is as nearly in compliance with the requirements as reasonably possible to support the project additions.

2. Compliance with the Zoning Regulations

a. Development Standards

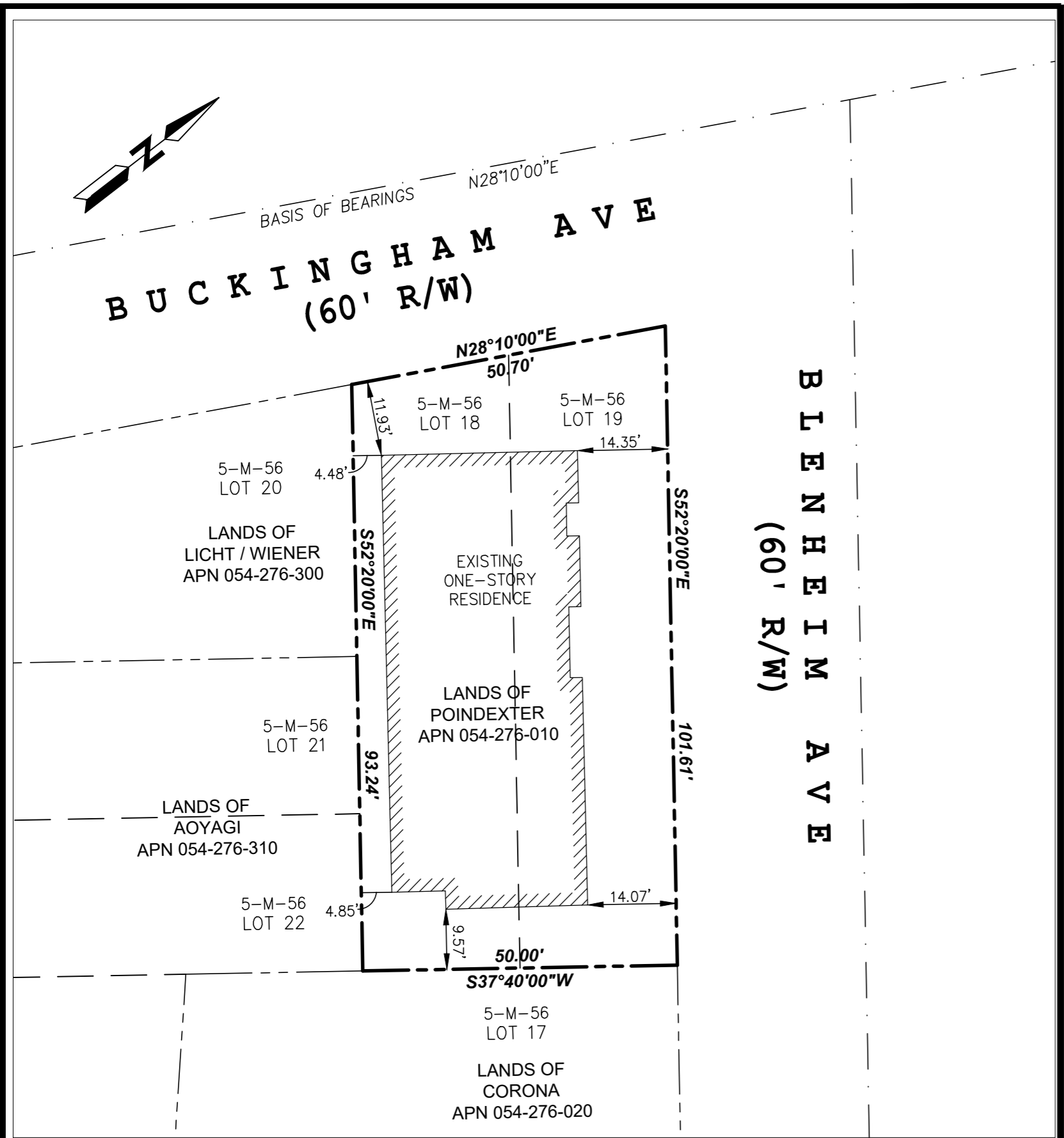
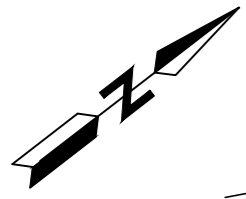
The project complies with the S-5 Development Standards as noted below.

| Development Standard | Required | Proposed |
|-------------------------|---|--|
| Minimum Building Site | 5,000 sq. ft. | 4,850 sq. ft. (existing, no changes) |
| Minimum Side Yards | 5 ft. right side (interior) 10 ft. left side (street side) | 4 ft. right side (existing, no changes) 10 ft. left side (proposed) |
| Minimum Front Yard | 20 ft. | 11 ft. (existing, no change) |
| Minimum Rear Yard | 20 ft. | 9.5 ft. (existing, no change) |
| Maximum Building Height | 36 ft. | 14 ft. (approximately, existing, no change) |

| | | |
|------------------|---|--|
| Lot Coverage | 50% (2,425 sq. ft.) | 47% (2,320 sq. ft.) |
| Floor Area Ratio | NA | NA |
| Parking | 5 independently accessible covered spaces | 2 covered spaces, 2 uncovered tandem spaces, 1 uncovered space |

ATTACHMENTS

- A. Vicinity Map
- B. Plans



LEGEND:
 ——— SUBJECT PROPERTY BOUNDARY LINES
 - - - - - OTHER PROPERTY BOUNDARY LINES
 R1 MAP NO 1 DUMBARTON OAKS, 5-M-56

SCALE: 1"=20'
 DATE: 12/20/2012
 SURVEYED: SS
 DRAFTED: JE
 APPROVED: SLG
 FILE#: ALS12090

ORIGINAL SCALE: 1" = 20'
 20 10 0 10 20

SURVEY NOTES:
 1. BASIS OF BEARINGS IS N28°10'00"E, PER CR#0373, SAN MATEO COUNTY RECORDS.
 2. DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
 3. THIS MAY NOT BE A COMPLETE AND FINAL BOUNDARY SURVEY.
 4. ALL BOUNDARIES ARE AT 90° UNLESS SHOWN OTHERWISE.

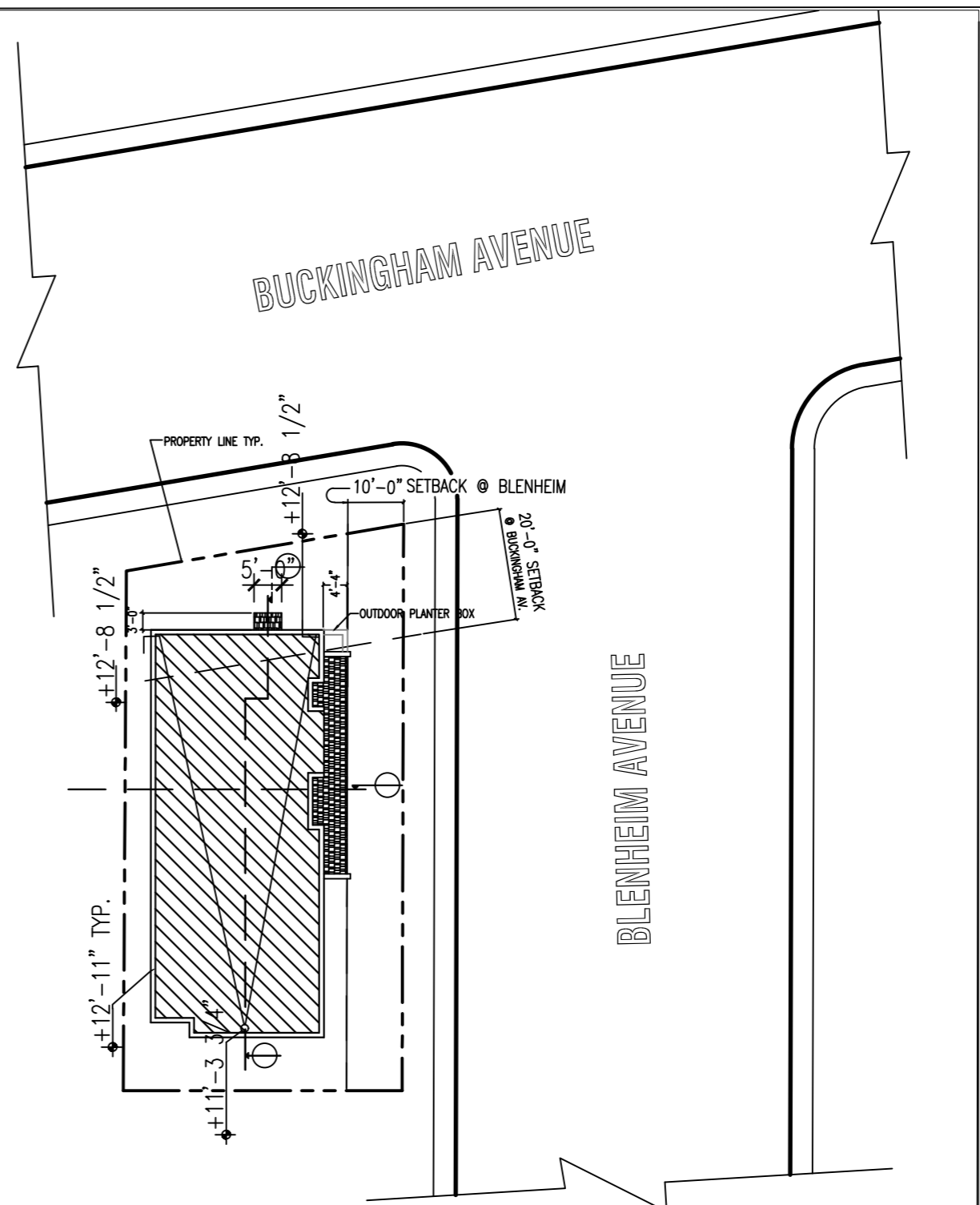
PLAT OF SURVEY

2700 BLENHEIM AVENUE

BEING LOTS 18 AND 19, BLOCK 58, "MAP NO. 1
 DUMBARTON OAKS", FILED DECEMBER 16, 1907
 (5-M-56), SAN MATEO COUNTY RECORDS

REDWOOD CITY, CA APN: 054-276-010

AMERICAN LAND SURVEYING, INC.
 1390 MARKET ST, #112, SAN FRANCISCO, CA 94102
 PH:(415) 888-8580 sf@alspls.com FX:(866) 260-5454

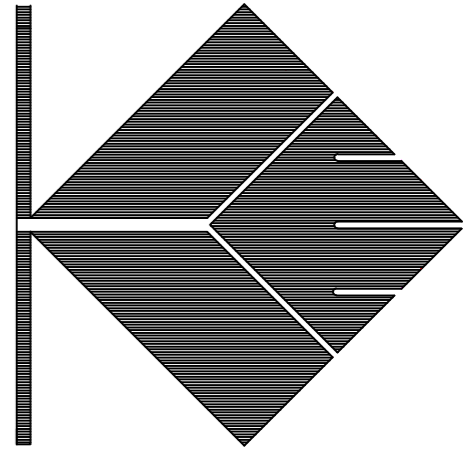


ROOF & SITE PLAN scale 1/32" = 1'-0"

BUILDING AREA ANALYSES

TOTAL LOT AREA: 4,850 SQ. FT.
 ALLOWABLE COVERAGE @ 50%: 2,425 SQ. FT.
 EXISTING STRUCTURE: 2,085 SQ. FT.
 AREA ALLOWED TO ADD: 340 SQ. FT.

TOTAL AREA OF ADDITION: 235 SQ. FT.



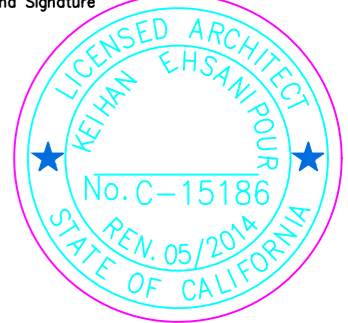
KEIHAN EHSANIPOUR AIA CID GC
 PLANNING
 ARCHITECTURE
 TENANT IMPROVEMENT
 INTERIOR DESIGN
 GENERAL BLDG. CONTRACTOR
 CSLB # : 934205

**BLENHEIM MANOR
 REMODELING PROJECT**

2700 Blenheim Avenue
 REDWOOD CITY, CA 94023

| Date | Description | Draw By | Check |
|-----------|-------------|---------|-------|
| 4/10/2013 | | fe | KE |
| | | | |
| | | | |

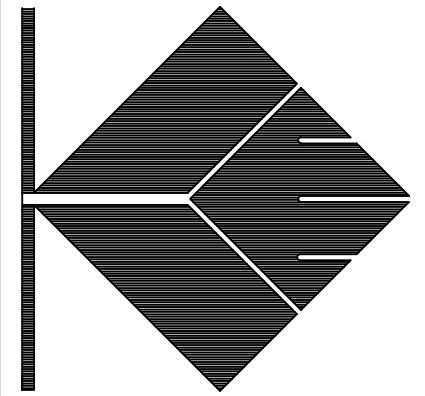
Registration and Signature



**PLAT OF SURVEY
 LOCATION PLAN
 E. & N. ROOF PLAN**

| | |
|----------------|--|
| Project Name | BLENHEIM MANOR, REMODELING REDWOOD CITY, CA 94063 |
| Project Number | |
| Description | ADD FAMILY AREAS & REMODEL INTERIORS |
| Computer File | A-1_Plat of Survey_Rf+Location Plan |
| Scale: | AS SHOWN |

All drawings and written material appearing herein constitute original and unpublished work of the architect and may not be duplicated, used or disclosed without written consent of the architect.



KEIHAN EHSANIPOUR AIA CID GC
 PLANNING
 ARCHITECTURE
 TENANT IMPROVEMENT
 INTERIOR DESIGN
 GENERAL BLDG. CONTRACTOR

BLENHEIM MANOR
 REMODELING PROJECT

2700 BLENHEIM
 REDWOOD CITY, CA 94063

| Date | Description | Draw By | Check |
|-----------|-------------|---------|-------|
| 2/15/2002 | | bw | KE |
| | | | |
| | | | |

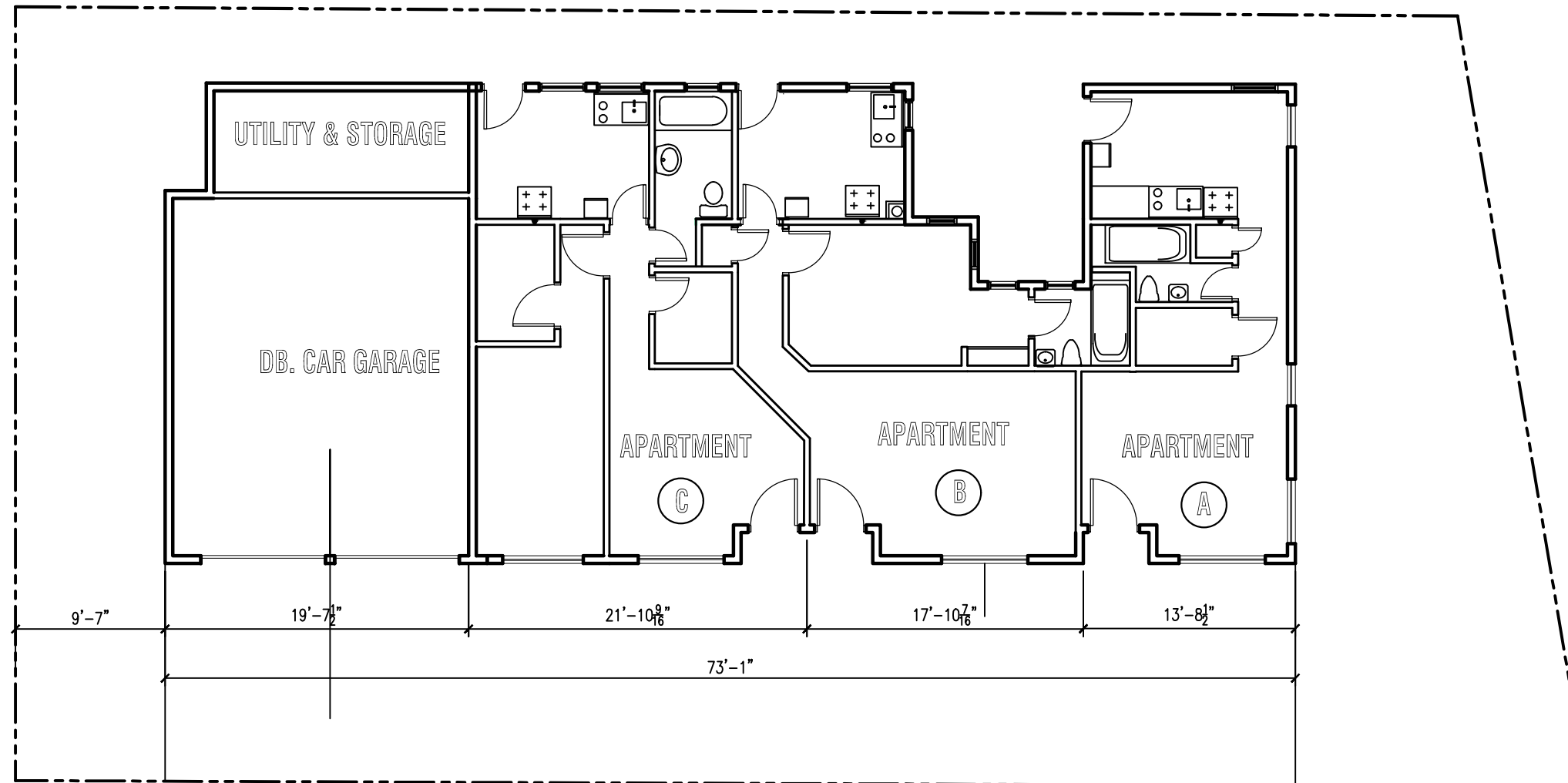
Registration and Signature



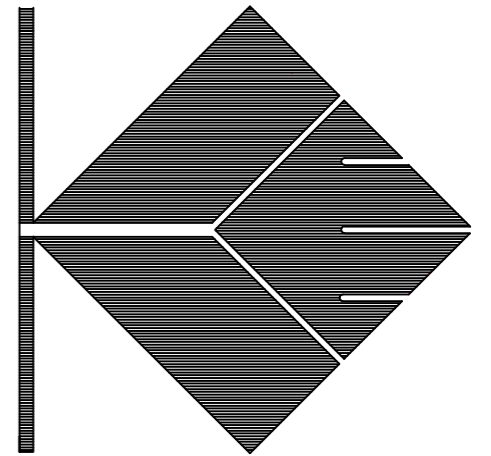
EXISTING
 FLOOR PLAN

| | |
|----------------|--|
| Project Name | SAIL BOAT HOUSE - 568 BELLVUE DR. OAKLAND, CA 94612 |
| Project Number | |
| Description | REPLACE WINDOWS AND SIDING OF EXTERIOR TICKET BOOTH |
| Computer File | A201 |
| Scale: | AS SHOWN |

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A2.01



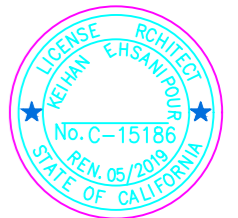
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 PLANNING
 ARCHITECTURE
 TENANT IMPROVEMENT
 INTERIOR DESIGN
 GENERAL BLDG. CONTRACTOR

**BLENHEIM MANOR
 REMODELING PROJECT**

2700 BLENHEIM AVENUE
 REDWOOD CITY, CA 94063

| Date | Description | Draw By | Check |
|------------|-------------|---------|-------|
| 12/31/2018 | Revision 1 | bw | KE |
| | | | |
| | | | |

Registration and Signature



MODIFIED FLOOR PLAN

@ Blenheim Avenue

| | |
|----------------|--|
| Project Name | SAIL BOAT HOUSE - 568 BELLVUE DR. OAKLAND, CA 94612 |
| Project Number | |
| Description | REPLACE WINDOWS AND SIDING OF EXTERIOR TICKET BOOTH |
| Computer File | A201 |
| Scale: | AS SHOWN |

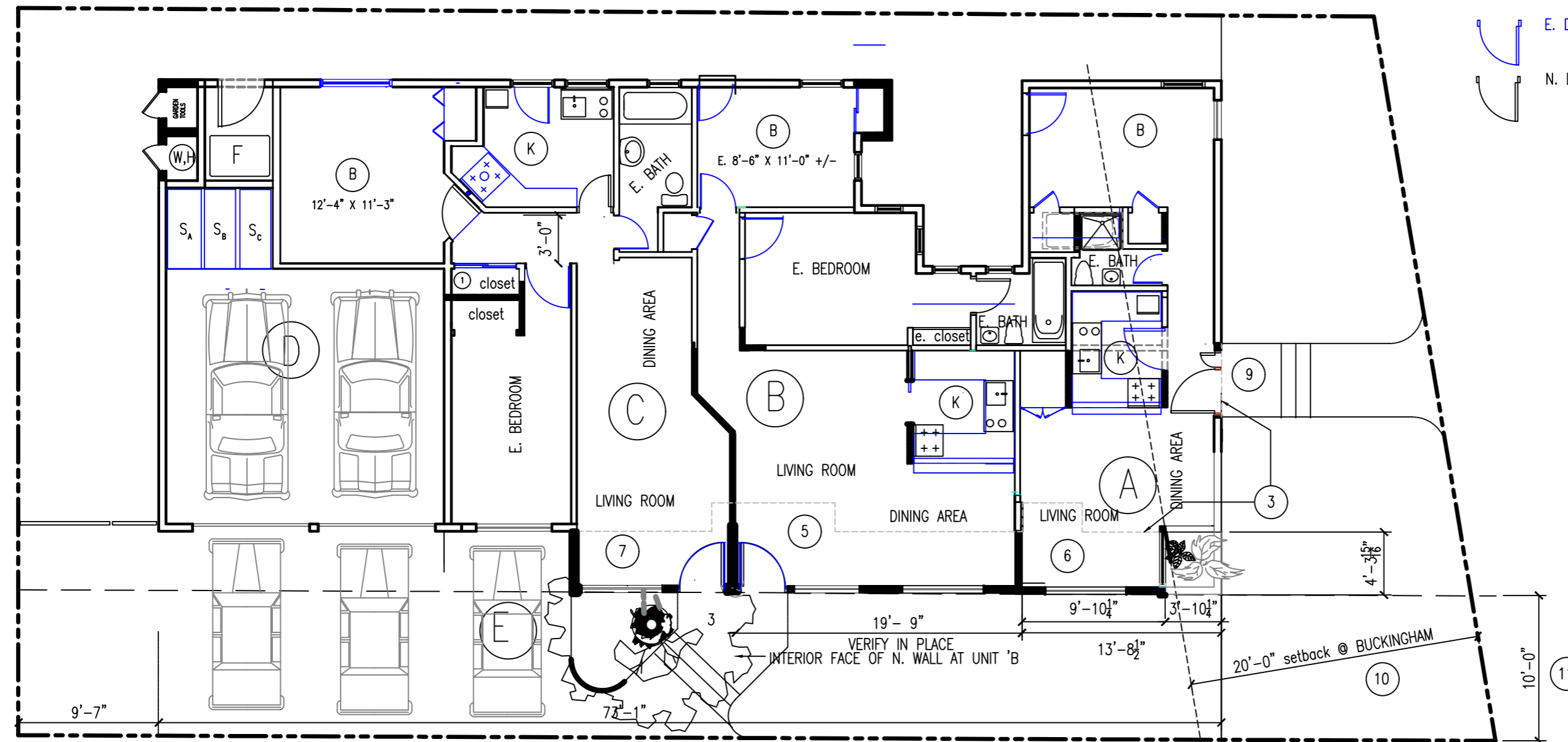
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SPACE IDENTIFICATIONS:

- (A) Existing Studio to remain Studio
- (D) Existing 2-Car Garage to remain
- (B) Existing 1-Bedroom to remain 1-B.R.
- (E) Existing Open Parking Space to remain
- (C) Existing 1-Bedroom to remain 1-B.R.
- (F) Existing Utility Rm. & Storage

LEGEND/SYMBOLS

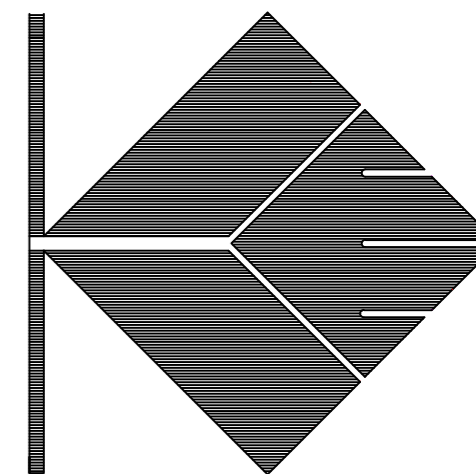
- E. EXTERIOR WALLS
- N. EXTERIOR WALLS
- E. INTERIOR WALLS
- N. INTERIOR WALLS
- E. DOORS
- N. DOORS



KEY-NOTES

- (1) CONVERT E. WALK-IN CLOSET TO 2 SPARATE CLOSETS
- (5) ADDITION TO UNIT 'B'
- (8) E. CLOSET TO REMAIN
- (2) E. KITCHENS TO REMAIN
- (6) ADDITION TO UNIT 'A'
- (9) NEW ENTRY TO UNIT 'A'
- (3) OUTSIDE EDGE OF EXISTING STRUCTURE
- (7) ADDITION TO UNIT 'C'
- (10) SETBACK AT BUCKINGHAM AVENUE
- (4) NEW 9" POCKET WALL
- (B) NEW BEDROOM
- (11) SET-BACK AT BLENHEIM AVENUE
- (K) NEW/MODIFIED KITCHEN

A2.03



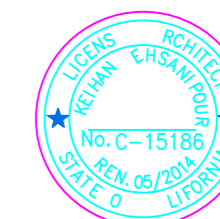
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BLENHEIM MANOR
 REMODELING PROJECT

2700 BLENHEIM
 REDWOOD CITY, CA 94063

| Date | Description | Draw By | Check |
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| 2/15/2002 | | bw | KE |
| | | | |
| | | | |

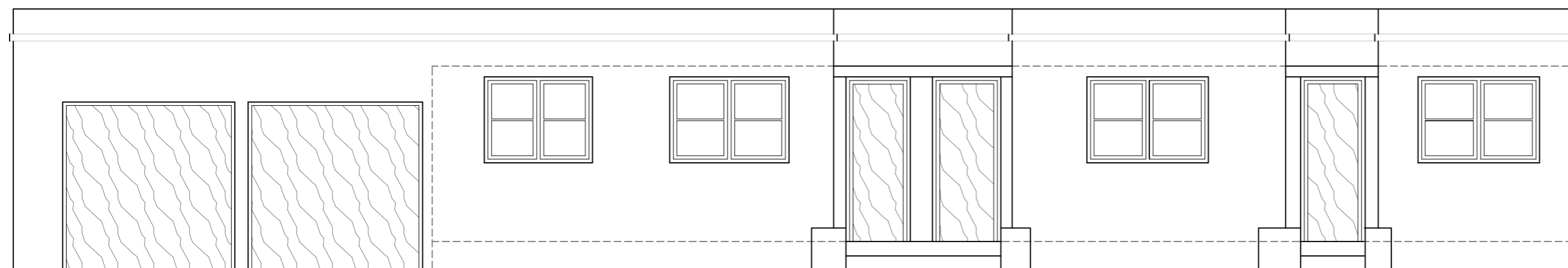
Registration and Signature



ELEVATIONS
 EXISTING & NEW

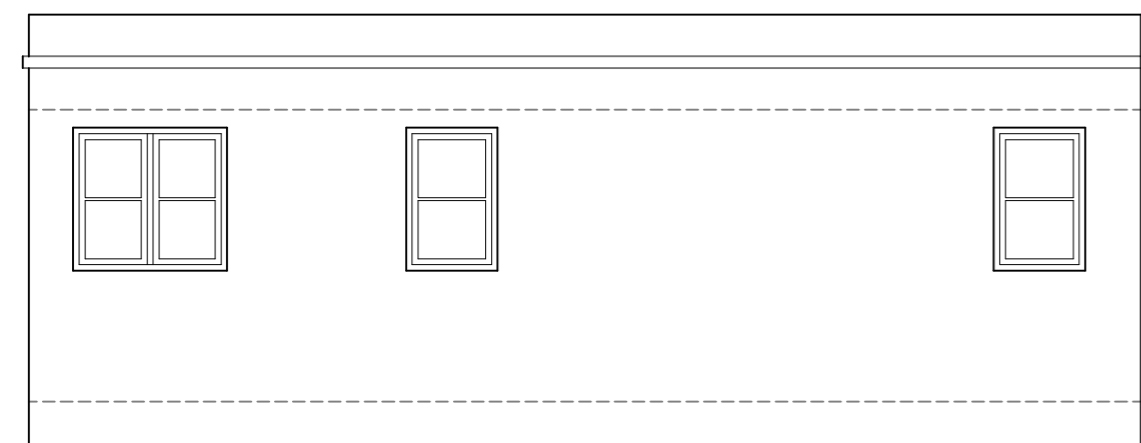
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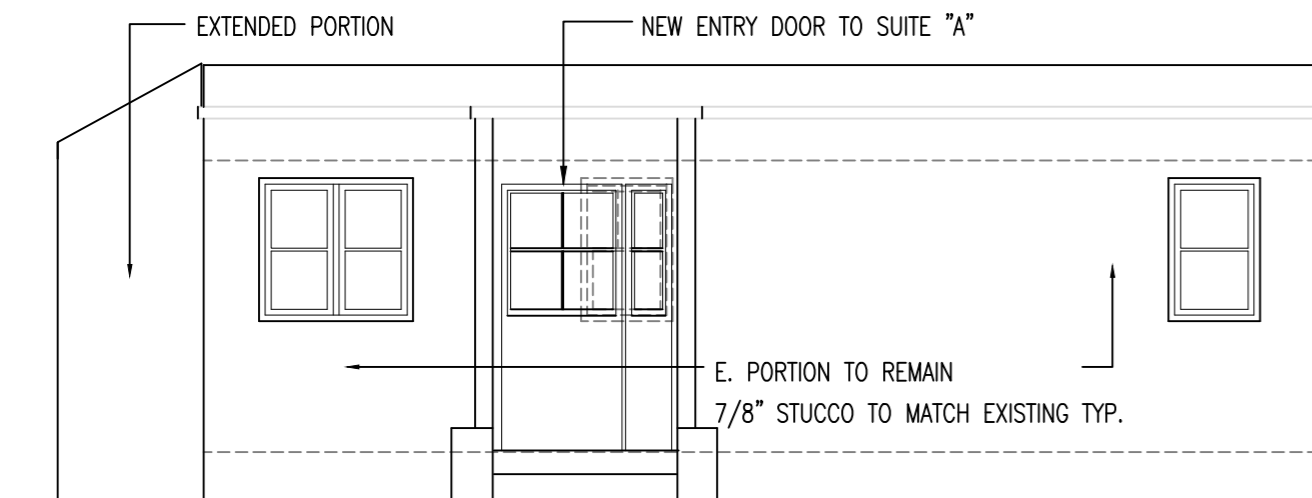
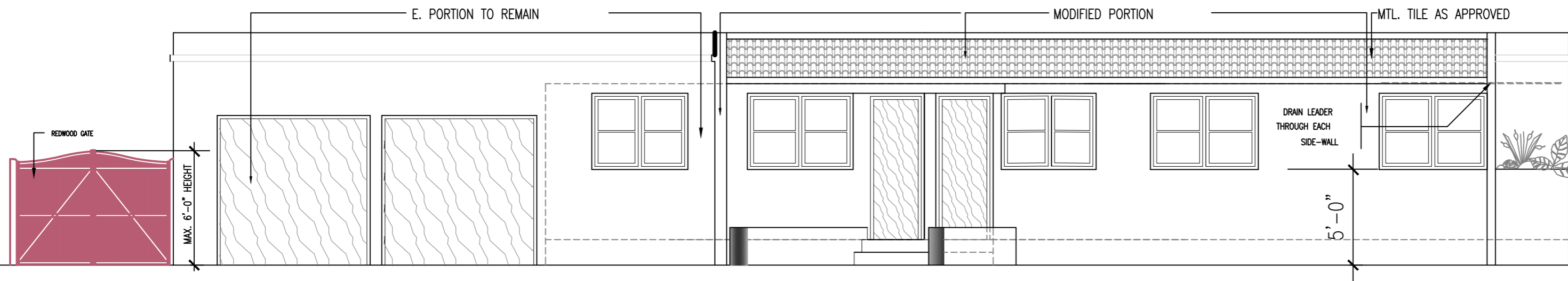
NORTH, from Blenheim Av.

ALL E. & N. EXTERIOR WALL FINISHES: 7/8" STUCCO, COLOR TO MATCH EXISTING TYP.



EAST, from Buckingham Av.

E. ELEVATIONS



NORTH, from Blenheim Av.

NEW ELEVATIONS

EAST, from Buckingham Av.

Other Elevations remain intact

A3.01