



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



**DATE:** May 27, 2021

**NFOCC MEETING DATE:** May 27, 2021

**SPECIAL NOTICE/HEARING:** 300 feet

**VOTE REQUIRED:** Majority

**TO:** Members, North Fair Oaks Community Council (NFOCC)

**FROM:** Planning Staff

**SUBJECT:** NFOCC recommendation to the Community Development Director for the consideration of a Home Improvement Exception, pursuant to Section 6531 of the County Zoning Regulations, to reduce the right side yard setback to 3 feet where 5 feet is required and an Off Street Parking Exception, pursuant to Section 6120 of the County Zoning Regulations, to waive the additional covered parking space required due to the expansion proposed at 807 Marsh Road in the unincorporated North Fair Oaks area of San Mateo County.

County File Number: PLN 2020-00354 (Young and Borlik Architects)

**PROPOSAL**

The applicant proposes to construct 2 separate additions to an existing 1,096.6 square foot single-family home, the additions would total 669.7 square feet. The northern addition will accommodate a master suite with master bathroom. Due to the addition of the master bedroom an additional covered parking space is required. The house is currently has an existing 1 car garage with an additional uncovered parking space in the driveway. The size and configuration of the site would not accommodate an additional covered parking space, therefore, the applicant is requesting an off street parking exception to waive the parking requirement. The northern addition is proposed to be located 3 feet from the right side property line, therefore, the applicant is requesting a home improvement exception (HIE) to maximize the space on site and allow the reduced 3-foot setback where 5 feet is the required setback.

## **RECOMMENDATION**

That the North Fair Oaks Community Council provide a recommendation to the Community Development Director on the proposed Off Street Parking Exception and Home Improvement Exception.

## **BACKGROUND**

Report Prepared By: Kanoa Kelley, Project Planner, kkelley@smcgov.org

Applicant: Young and Borlik Architects

Owner: John and Holly Boyd

Location: 807 Marsh Road, North Fair Oaks

APN: 055-205-310

Parcel Size: 4,700 sq. ft.

Existing Zoning: R-1/S-73 (Single-family Residential/Minimum lot size 5,000 sq. ft.)

General Plan Designation: Medium Density Residential, Urban (6.1 – 8.7 dwelling units/acre)

Parcel Legality: The parcel was developed with a single family residence constructed in 1949.

Sphere-of-Influence: Redwood City

Existing Land Use: Single-Family Residential

Water Service: California Water Service, Bear Gulch

Sewage Disposal: West Bay Sanitary

Fire Authority: Menlo Park Fire Protection District

Flood Zone: FEMA Designation Flood Zone X (Areas of Minimal Flooding), FEMA Panel No. 06081C0302E, effective October 16, 2012.

Environmental Evaluation: The project is categorically exempt, pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15301(Class 1), related to the minor expansion (under 10,000 sq. ft.) of existing facilities. The project is located in an area served by public utilities and is not located in an environmentally sensitive area.

Setting: The subject parcel is located at 807 Marsh Road in the unincorporated North Fair Oaks area of San Mateo County. The 4,700 sq. ft. parcel is currently developed with an 860.4 square-foot single-family home with a 236 square-foot attached one car garage. The parcel is surrounded by single-family homes in the R-1/S-73 zone. (Attachment A- Vicinity Map and Aerial Photo).

## **DISCUSSION**

### A. KEY ISSUES

#### 1. Conformance with the General Plan

The County General Plan designates this area for Medium Density Residential, which allows for residential development at the density of 6.1-8.1 dwelling units per acre. The use of the property as a single family residence is consistent with this designation. All public services and infrastructure are available to serve the proposed parcel.

#### 2. Conformance with the North Fair Oaks Community Plan

The North Fair Oaks (NFO) Community Plan identifies the parcel with a single Family Residential land use designation. The current and proposed land use will remain single-family residential, in compliance with the North Fair Oaks community plans. No changes in land use are proposed.

#### 3. Compliance with Zoning Regulations

The subject parcel is zoned R-1/S-73 (Single Family Residential/S-73 Combining District). The applicant has submitted plans for the proposed expansion (Attachment B- Proposed Architectural Plans). With the exception

of the right side setback, for which the applicant is seeking a home improvement exception, the building envelope is compliant with the S-73 Zoning Standards as shows in Table 1 below.

Table 1 S-73 Combining District Standards		
	Required	Proposed
Minimum Front Setback	20 ft.	20 ft.
Minimum Rear Setback	20 ft.	20 ft.
Minimum Right Side Setback	5 ft.	3 ft. to be remedied with an HIE
Minimum Left Side Setback	5 ft.	5 ft.
Maximum Building Height	28 feet	16 feet (1 story)
Maximum Coverage Permitted	50%	44%
Maximum FAR	2,600 sq.ft.	2,057.6 sq. ft.

Home Improvement Exception

To maximize the buildable area on their parcel, the applicant is requesting a Home Improvement Exception (HIE) to reduce the right side setback to 3 feet where 5 feet is required. This northern addition will follow the same setback as the existing attached garage. In accordance with section 6531 of the San Mateo County Zoning Ordinance, an HIE may be permitted if the project is an addition to a single family home and the setback is at least 3 feet from the property line, among other criteria. The following findings must be made when approving a Home Improvement Exception:

- a. 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.**

In order to accommodate the addition, this project would require relief from the S-73 Zoning District right side setback regulations. The project would maintain all other S-73 Development Standards and the expansion would match the main house style, material, design and color.

- b. The Home Improvement Exception sustains the integrity or enhances an existing design concept or the neighborhood character.**

The proposed project would sustain the existing design concept of the residence as the changes to the publicly visible exterior of the dwelling would be minor in nature. Since the additions are located in the rear of the existing residence the public facing portion of the home would not be altered.

- c. The granting of the application will not be detrimental or injurious to the property or improvements in the vicinity and will not be detrimental to the public health, safety, general welfare, or convenience.**

This project was reviewed and conditionally approved by all applicable agencies including the Building Inspection Section and Menlo Park Fire Protection District. The project otherwise complies with all other S-73 Development Standards. As the building permit is required for the addition, the project must comply with all building health and safety codes. The use of additional dwelling space on the parcel would not be detrimental to general public safety.

- d. The Home Improvement Exception authorizes only uses or activities which are permitted by the zoning district.**

The home improvement exception would only authorize 669 sq. ft. of additional living space on the project parcel. Residential uses are permitted without the need for a permit within the R-1/S-73 Zoning District.

**e. The Home Improvement Exception is consistent with the objectives of the General Plan and the Zoning Regulations.**

The County General Plan designation for the property is Medium Density Residential and the zoning district is S-73. The project proposal would not result in any change in the building use or community character and is consistent with the objectives of the General Plan. The project is consistent with all other development standards pursuant to the S-73 Zoning District, apart from the right side setback, which is to be remedied with the approved Home Improvement Exception.

Parking Compliance

The single family expansion plans show that the northern addition will add a bedroom and bathroom to the existing home, for a total of 3 bedrooms and 2 bathrooms. Per the San Mateo County Zoning Regulations, Chapter 3, Section 6119 (Parking Spaces Required), two (2) spaces are required for each dwelling unit having 2 or more bedrooms; these spaces must be covered.

Section 6120 of the San Mateo County Zoning Regulations allows exceptions to the parking requirements based on the finding 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. Due to the size of the parcel and layout of existing structures, adding one additional covered parking space is not feasible without further zoning exceptions. The applicant is therefore requesting an off street parking exception to waive the additional one covered parking space required for the addition. In addition to the existing one car garage to remain, the property does have an oversized one car driveway where to cars be accommodated onsite.

## REVIEWING AGENCIES

Department of Public Works  
Building Inspection Section  
Geotechnical Section  
Drainage Section  
Menlo Park Fire Protection District  
West Bay Sanitary  
California Water Service- Bear Gulch District

## ATTACHMENTS

- A. Vicinity and Aerial Map
- B. Proposed Architectural Plans

