



# NORTH FAIR OAKS COMMUNITY COUNCIL

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Fair Oaks Community Center, Multi-Purpose Room  
2600 Middlefield Road, Redwood City

## ITEM 4

Owner/Applicant: **Steven Swei/Thomas Liu**  
File Numbers: . . . **PLN 2019-00020**  
Location: . . . . . **264 4<sup>th</sup> Avenue, North Fair Oaks**  
APNs: . . . . . **060-084-270**

### Project Description:

**Consideration of an Off-Street Parking exception to provide three covered parking spaces, when four spaces are required, along with four uncovered spaces in the front setback.**



# PROJECT PROPOSAL

## Off-Street Parking Exception

- Existing one-car garage
- Proposal to relocate garage to allow access to a new two-garage and 1186 sq. ft. residence on a R-3/S-5 zoned parcel
- Four-spaces required for the new construction and remodel of the existing garage
- Four uncovered spaces are also available in the front yard setback

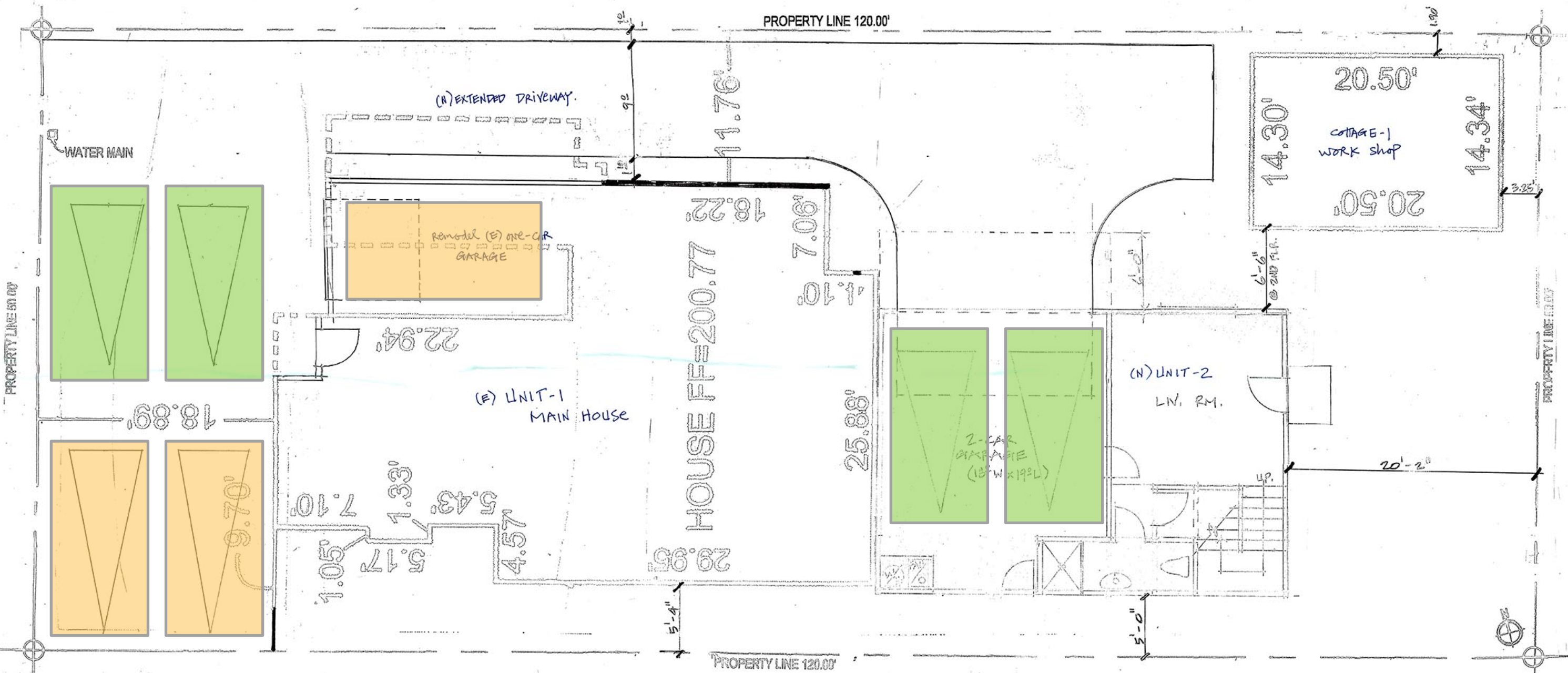




**SUBJECT PARCEL**



**COUNTY OF  
SAN MATEO**



## (EXISTING) & PROPOSED PLOT PLAN 1/4" = 1'-0"

### Project Development Data:

#### Two Unit Home Addition Design

- Owner: Mr. & Mrs. Steven Swei
- Project Location:  
264 4<sup>th</sup> Avenue  
Redwood City, CA 94063  
510-579-6099
- Property APN # 060-083-027
- Zoning: R3/S5 Multi-Family Residential/Special District 5
- Lot Size: 5 ft. x 120 ft. = 6000 sq ft

#### 6. Existing Floor Area:

(E) Main House w/. One-Car Garage	1440 sq ft
(E) Cottage-1 (grandfathered)	294 sq ft
(E) Cottage-2 (to be demolished)	(344 sq ft)

#### 7. New Unit-2 Addition Floor Area:

(N) Living Area	1186 sq ft
(N) 2 Car Garage	18 ft x 19 ft

#### 8. Total (E) & (N) Living Floor Area after Addition:

Total Living Floor Area:  
(1440- 215 One-Car Garage)+294+1186 = 2705 sq ft

#### 9. Total Building Footprint Coverage:

(1440+294+1186) sq ft / Lot Area 6000 sq ft:  
2920 sq ft / 6000 sq ft = 48.6% < 50% Max Allowable

#### 10. CCI Building Code:

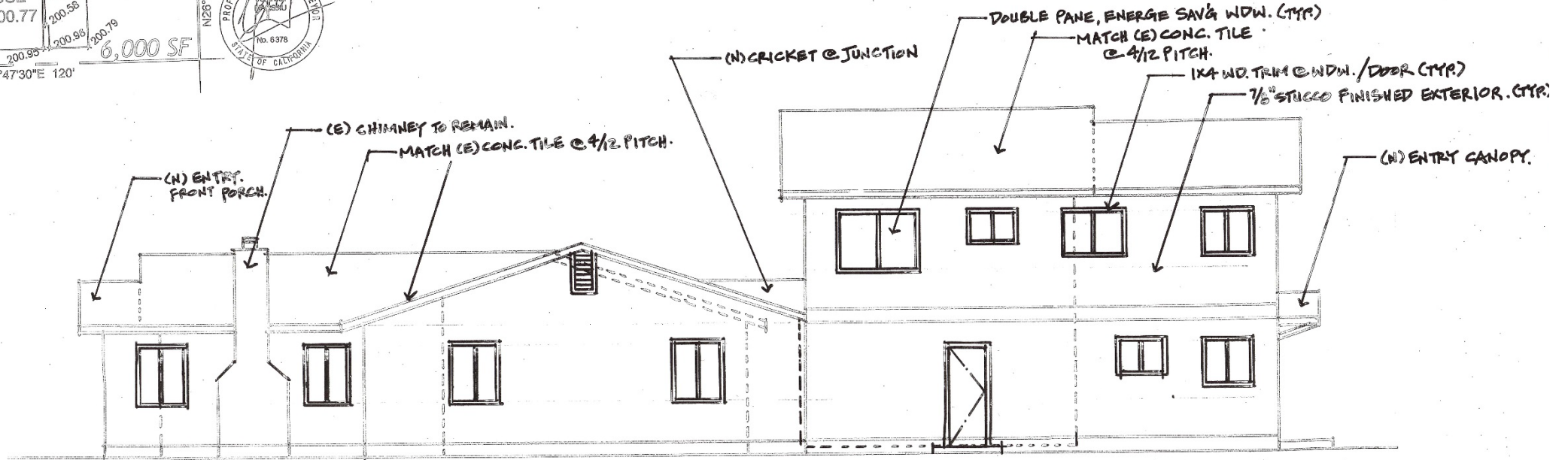
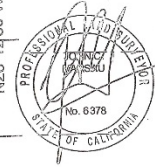
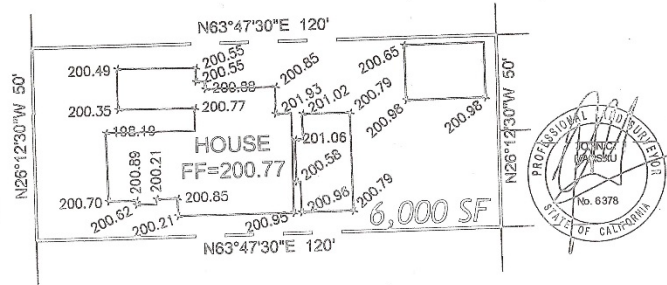
Type of Construction: V-B with None Sprinkler  
Occupancy Group: R-1 & U

#### 11. Code Compliance:

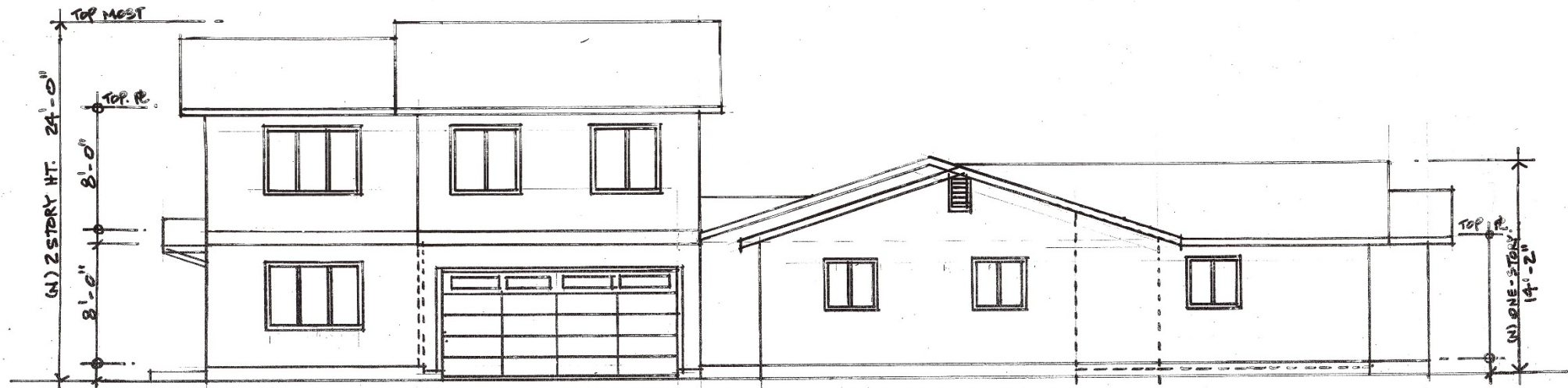
CBC, CPC, CMC, NEC 2016  
CA Residential Code 2016  
CAL-GREEN Mandatory Checklist 2016  
CA Energy Compliance 2016



**COUNTY OF  
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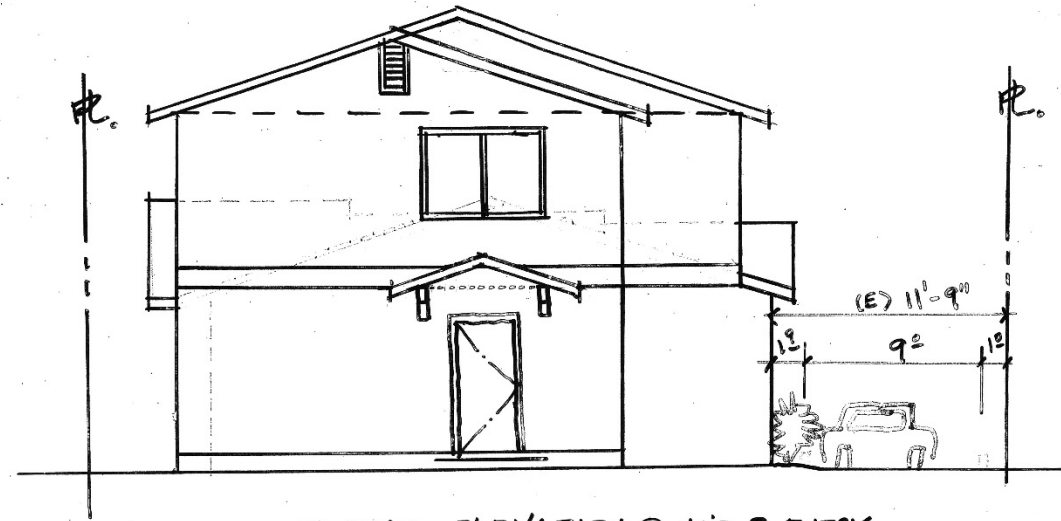
PROPOSED (N) UNIT-2 & (E) MAIN HOUSE RIGHT SIDE ELEVATION



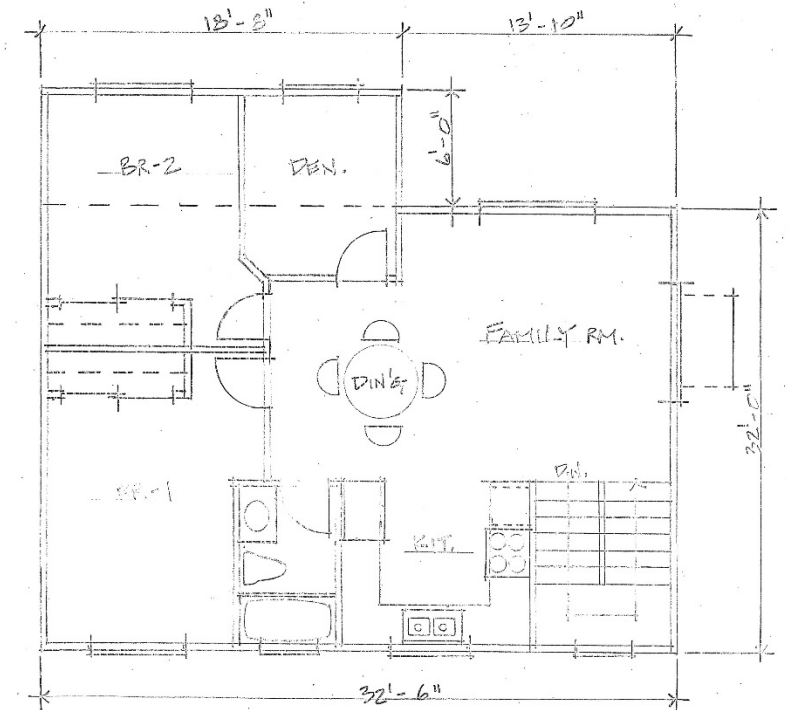
PROPOSED (N) UNIT-2 & (E) MAIN HOUSE LEFT SIDE ELEVATION  
1/4" = 1'-0"



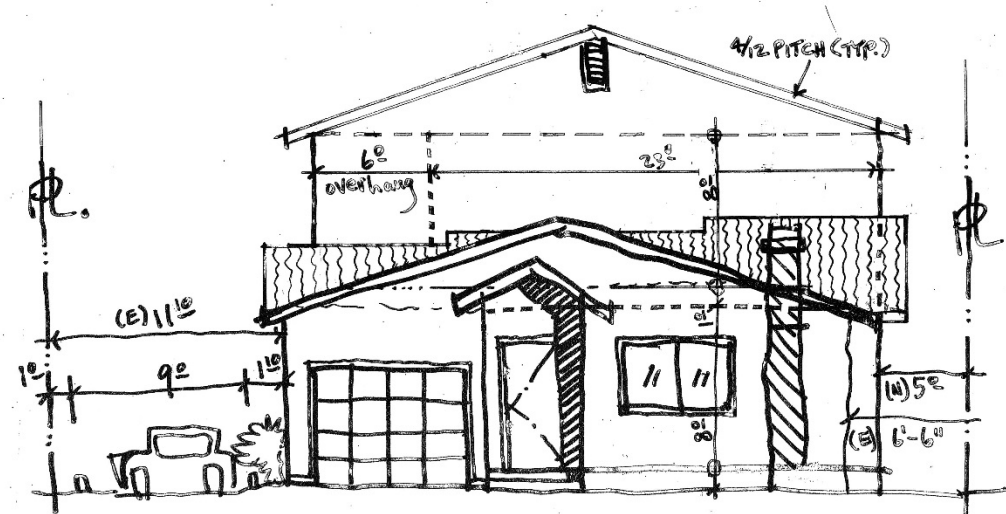
**COUNTY OF  
SAN MATEO**



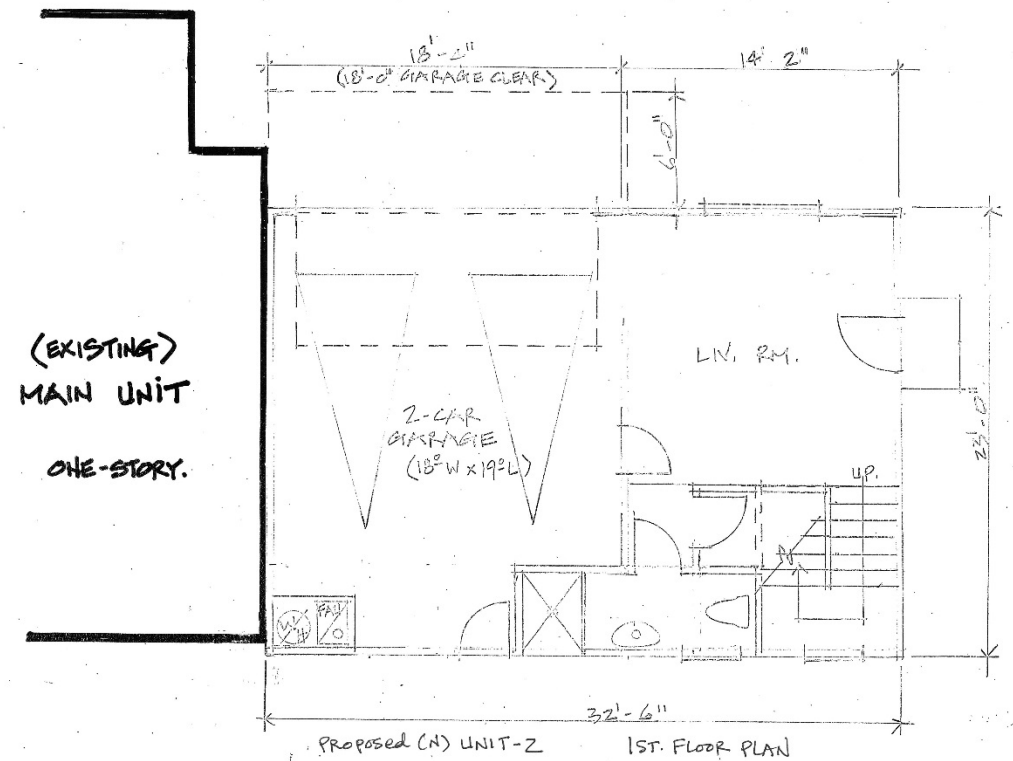
(N) REAR ELEVATION @ UNIT-2 ENTRY.



(N) 2ND. FLOOR PLAN



(N) FRONT ELEVATION @ (E) MAIN HOUSE ENTRY.



(EXISTING)  
MAIN UNIT  
ONE-STORY.



**COUNTY OF  
SAN MATEO**



## **ENVIRONMENTAL REVIEW**

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- That the project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15303, Class 3, for new construction.



## 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 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