



North Fair Oaks Community Council
San Mateo County Coordinated
Departmental Response



DATE: October 12, 2018
NFOCC MEETING DATE: November 29, 2018
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 6117 of San Mateo County's Zoning Regulations, to allow a driveway width of 12 feet where 15 feet is required and, five (5) uncovered parking spaces where seven (7) parking spaces are required for an addition to an existing hardware store located at 2557 El Camino Real in the unincorporated North Fair Oaks area of San Mateo County.

County File Number: PLN 2017-00504 (Tafoyan/Avik)

PROPOSAL

The main hardware store and an adjacent 682 sq. ft. ancillary building currently occupy the project site. The applicant (Dependable Lock and Hardware) has proposed to demolish the ancillary building and add approximately 1,371 sq. ft. to the existing two-story main hardware store. The proposed addition will result in a two-story 2,815 sq. ft. building and create additional retail, office, and storage space. Due to the size and configuration of the parcel, the applicant has requested an Off-Street Parking Exception to allow: five (5) uncovered parking spaces where seven (7) parking spaces are required and to allow a driveway width of 12 feet where 15 feet is required. The proposed parking lot (which will include one ADA space) will be located at the rear of the parcel and will be accessed by an existing driveway off of El Camino Real.

RECOMMENDATION

That the North Fair Oaks Community Council provide a recommendation to the Community Development Director on the proposed Off-Street Parking Exception, County File No. PLN 2017-00504, to allow five (5) parking spaces where eight (8) spaces are required and to allow a reduction in required backup space and driveway width of a proposed surface parking lot to serve an existing hardware store.

BACKGROUND

Report Prepared By: Laura Richstone, Project Planner

Owner: Hagon Tafoyan (Dependable Lock and Hardware)

Applicant: Avik Eloyan

Location: 2557 El Camino Real, North Fair Oaks

APN: 054-261-280

Parcel Size: 5,505 sq. ft.

Applicable Zoning¹: C-2/S-1 (General Commercial District)

General Plan Designation: Commercial Mixed Use Urban

Existing Land Use: Retail (Dependable Lock and Hardware)

Water Supply: City of Redwood City Municipal Water Department

Sewage Disposal: Fair Oaks Sewer District

Flood Zone: Zone X (area of minimal flood risk); FEMA Panel No. 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, for a minor addition to an existing private structure (a retail store) where the project will not result in an increase in more than 50% of the floor area before the addition.

Setting: The project site front El Camino Real, abuts a multi-family residential neighborhood and is located within the CMU-1 (Commercial Mixed Use) Zoning District. The parcel is currently developed with a 1400 sq. ft. retail store and a 680 sq. ft. accessory building.

Chronology:

Date

Action

December 1, 2017 - Subject Off-Street Parking Exception application, PLN 2017-00504 submitted.

¹ This area was recently rezoned to Commercial Mixed Use (CMU-1). However, because the subject Building Permit was deemed complete and the Planning Application was submitted prior to the rezoning of the area, this project will be reviewed under the old General Commercial District (C-2/S-1) regulations.

March 15, 2018 - Application Deemed Complete

November 29, 2018 - North Fair Oaks Community Council Meeting

DISCUSSION

A. KEY ISSUES

1. Compliance with the General Plan/North Fair Oaks Community Plan

The proposed project complies with all applicable General Plan and North Fair Oaks Community Plan Policies, specifically:

Urban Land Use Policies

- a. Policy 8.9 (*Designation of Existing Urban Communities*) of the General Plan identifies North Fair Oaks as an urban community and the North Fair Oaks Community Plan has designated the parcel as Commercial Mixed Use. Policy 8.36 (*Uses*) seeks to allow uses in zoning districts that are consistent with the overall land use designation and to adopt the land use designations of the North Fair Oaks Community Plan.

This area of North Fair Oaks along El Camino Real was rezoned from General Commercial (C-2/S-1) to Commercial Mixed Use (CMU-1) on December 21, 2017. Due to the fact that the Planning Application and associated Building Permit (BLD 2017-02051) were submitted prior to the rezoning, the proposed project will be assessed against the old C-2/S-1 Zoning Regulations. The proposed project is consistent with the previous commercial land use designation of the parcel and the surrounding area. Pursuant to Section 6261(a) (“C-2” *Uses Permitted*) of the County Zoning Regulations, hardware stores are an allowed use in this Zoning District². The proposed project would continue the hardware retail use of the parcel in compliance with these policies.

- b. Goal 8.2 (*Support Small Business*), Goal 8.3 (*Support Business Expansion*) and Policy 3A of the North Fair Oaks Community Plan seeks to retain and grow existing retail and service business and provide support for existing business to expand without relocating outside of North Fair Oaks.

As stated, the applicant has proposed to expand an existing hardware store located at 2557 El Camino Real. Due to the small size of the parcel and the configuration of the existing building, the applicant has

² Though not reviewed under the new CMU-1 Zoning Regulations, indoor retail sales establishments are an allowed use in the CMU-1 Zoning District.

applied for an Off-Street Parking Exception to provide five (5) parking spaces where seven (7) spaces are required and to provide a reduced driveway width of 12 feet where 15 feet is required. Without the reduced parking and driveway width the applicant would have to significantly reduce the size of the proposed expansion and may be required to reduce the size of the existing hardware store itself. If this were to occur, the applicant has stated that they would not be able to expand their business in an economically viable manner.

- c. Policy 8.40 (*Parking Regulations*) of the General Plan seeks to establish minimum on-site parking requirements and parking development standards to accommodate the parking needs of development, provide convenient and safe access, and prevent congestion of public streets.

The applicant wishes to demolish an existing 680 sq. ft. ancillary building, add 1,371 sq. ft. to the existing hardware store, and create a five (5) space surface parking lot. The proposed addition would result in expanded retail, office, and storage space for the existing hardware store. The Zoning Regulations establishes criteria for minimum driveway widths and parking requirements. Relief from these criteria to provide five (5) parking spaces where seven (7) are required and to provide a driveway width of 12 feet where 15 feet is required is requested through this Off-Street Parking Exception and is discussed in Sections 2.a and 2.b below.

2. Compliance with the Zoning Regulations

a. Development Standards

In December 2017, this area of North Fair Oaks along El Camino was rezoned from General Commercial (C-2/S-1) to Commercial Mixed Use (CMU-1). As the Planning Application and associated Building Permit (BLD 2017-02051) were submitted prior to the rezoning, the proposed project will be assessed against the old C-2/S-1 zoning regulations.

The project parcel was previously zoned C-2/S-1³ (General Commercial). Current development on the parcel consists of a 1,444 sq. ft. hardware store, an adjacent 682 sq. ft. building, and two (2) parking spots located at the rear of the parcel. The proposed project would demolish the existing 680 sq. ft. building, create a five-space surface parking lot, and add 1,370 sq. ft. of retail, storage, and office space. A detailed description of the proposed addition can be found in Table 1 below.

³ The parcel is currently zoned CMU-1 (Commercial Mixed Use)

Table 1			
	Existing Building	Proposed Addition	Total
Mezzanine Storage	322 sq. ft.	468 sq. ft.	790 sq. ft.
Ground Floor Storage/Office	135 sq. ft.	267 sq. ft.	402 sq. ft.
Corridor	80 sq. ft.	198 sq. ft.	278 sq. ft.
Bathroom	55 sq. ft.	52 sq. ft.	107 sq. ft.
Kitchen	51 sq. ft.	No Change	51 sq. ft.
Retail/Showroom	801 sq. ft.	386 sq. ft.	1,187 sq. ft.
Total:	1,444 sq. ft.	1,371 sq. ft.	2,815 sq. ft.

Pursuant to Section 6300 of the County Zoning Regulations, all development standards for this parcel are regulated by the C-2/S-1 Zoning District. The proposed project complies with all applicable development standards as outlined in the table below:

Table 2			
	C-2/S-1 Development Standards	Existing	Proposed
Minimum Lot Width	Average 50 ft.	61.5 ft.	No Change
Minimum Lot Area	5,000 sq. ft.	5,505 sq. ft.	No Change
Minimum Front Yard Setback	0 ft.	0 ft.	No Change
Minimum Rear Yard Setback	6 ft.	35 ft.	No Change
Minimum Right Side Yard Setback	0 ft.	8 ft. 2 in.	12 ft. 3 in.
Minimum Left Side Yard Setback	0 ft.	0 ft.	No Change
Maximum Building Height	36 ft.	17 ft. 6 in.	No Change
Maximum Lot Coverage	50%	33%	37%
Maximum Floor Area Ratio*	N/A	N/A	N/A
<i>* There is no FAR in this District</i>			

b. Parking Requirements

Per Section 6117 of the Zoning Regulations,⁴ the hardware store requires one off-site parking space per 160 sq. ft. of gross floor area and a minimum driveway width of 15 feet. For the purposes of computing required off-street parking spaces for retail, merchandising, and/or service types of uses, only the gross floor area used, or intended to be used, by customers shall count toward the total square

⁴ Listed under "All Uses Not Enumerated Above Which Are Permitted in "C" or "H" Districts

footage of building⁵. Omitting those areas used or non-public purposes, such as storage areas, rest rooms, or offices incidental to the management of the store, the proposed building will have a gross floor area of 1,187 sq. ft. and will require seven (7) off-street parking spaces. Due to the: (1) configuration of the lot (which includes an average depth of 85 feet where 100 feet is standard), (2) location of the existing hardware store, (3) County required minimum parking space size of 9 feet by 19 feet, and (4) required minimum backup space of 24 feet, the parcel cannot accommodate the proposed addition and a 15-foot wide driveway, nor could the parcel accommodate the proposed addition and a seven-space surface parking lot. Providing a 15-foot wide driveway would reduce the length of the proposed addition by 3 feet. In addition, constructing a seven-space surface parking lot would also require a significant reduction in size of the proposed addition and the existing hardware store itself. The applicant has stated that such a reduction to the existing building and proposed addition would not be economically viable. As such, the applicant has requested to provide five (5) parking spaces where seven (7) are required and a driveway width of 12 feet where 15 feet is required.

3. Compliance with the Off-Street Parking Exception Findings

The granting of an Off-Street Parking Exception is subject to the following finding:

That the establishment, maintenance and/or conduction of the off-street parking facilities as proposed are as nearly in compliance with the requirements set forth in County Zoning Regulations Section 6117 (Parking) as are reasonably possible.

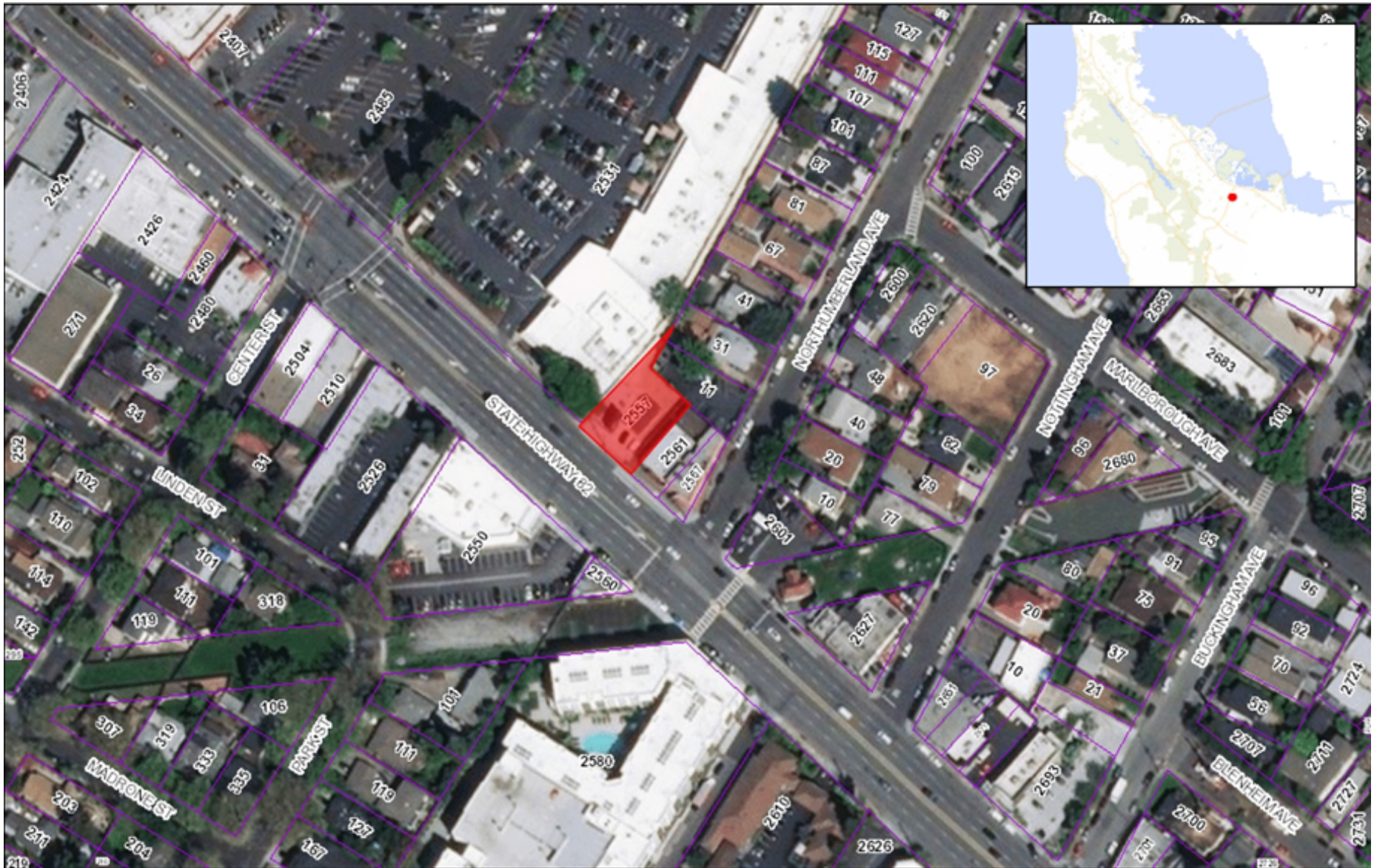
As discussed previously, the proposed 1,370 sq. ft. addition to the existing hardware store seeks to provide the hardware store with additional retail, office, and storage space. Due to the reduced depth of the lot, the configuration of the existing hardware store, and the minimum size requirements for parking spaces, back up lengths, and driveway widths, providing a seven-space surface parking lot would significantly reduce the size of the existing hardware store and proposed addition, while providing a 15-foot driveway would encroach 3 feet into the proposed addition. By providing a driveway width of 12 feet and a surface parking lot of five (5) parking spaces where seven (7) are required, the proposed project is as nearly in compliance with the parking regulations as reasonably possible while still allowing the applicant to develop their property in an economically viable manner.

⁵ Section 6118.d. of the Zoning Regulations

ATTACHMENTS

- A. Vicinity Map
- B. Photos
- C. Project Plans

LR:pac - LARCC0502_WPU.DOCX



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Owner/Applicant: _____

Attachment: _____

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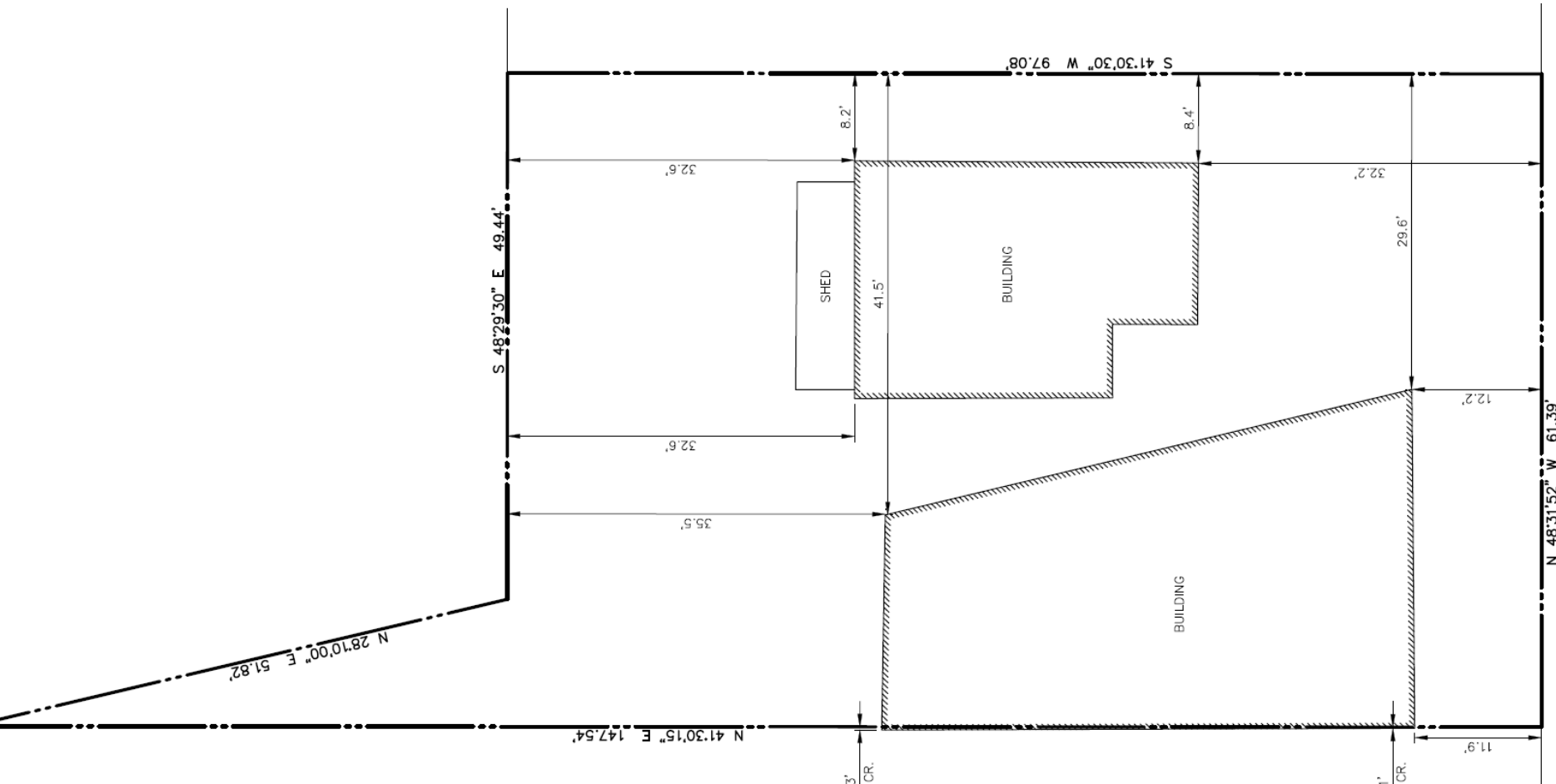


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EL CAMINO REAL
(100' - R/W)

Survey

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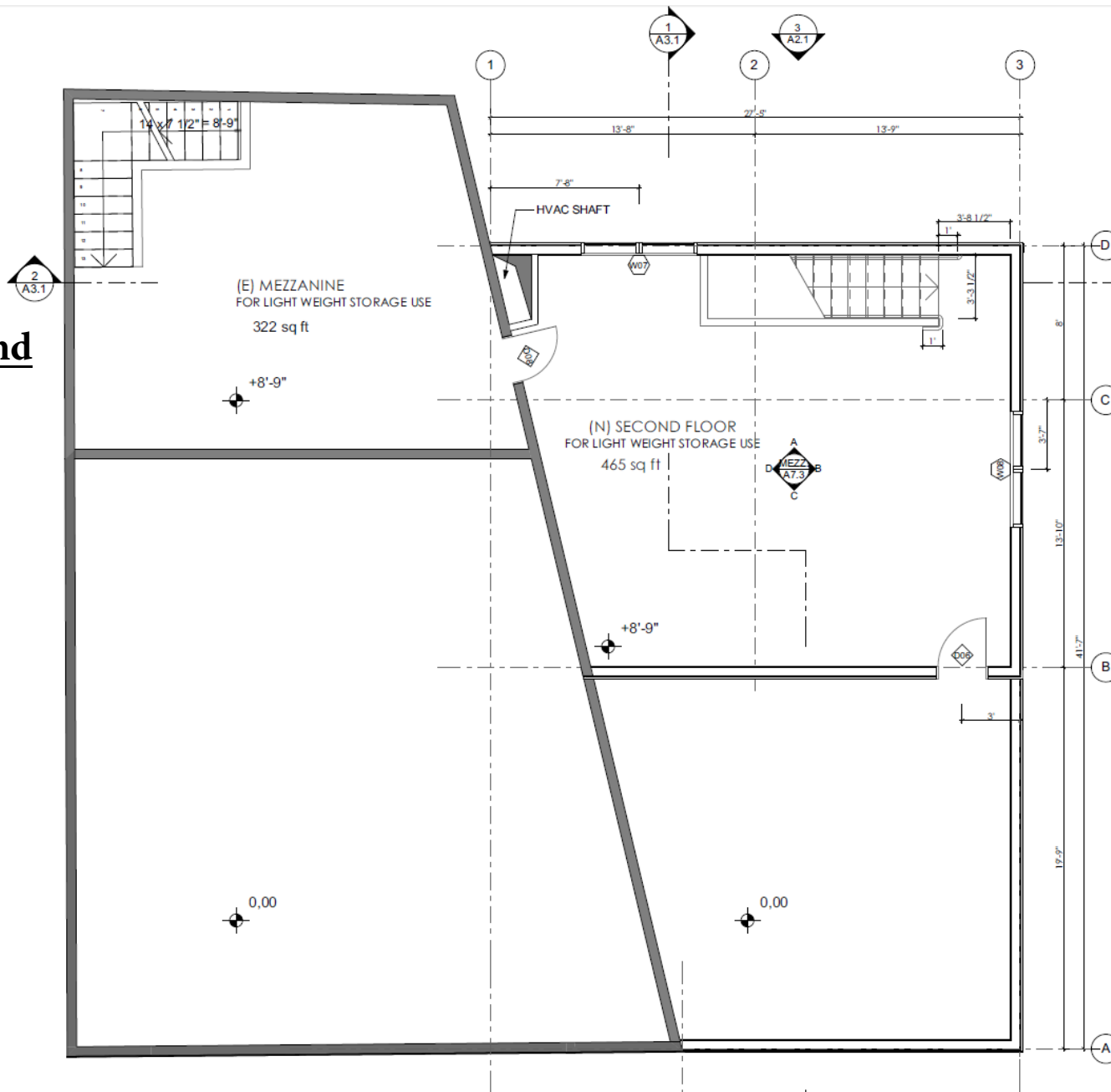
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Existing Second Floor

Proposed Second Floor

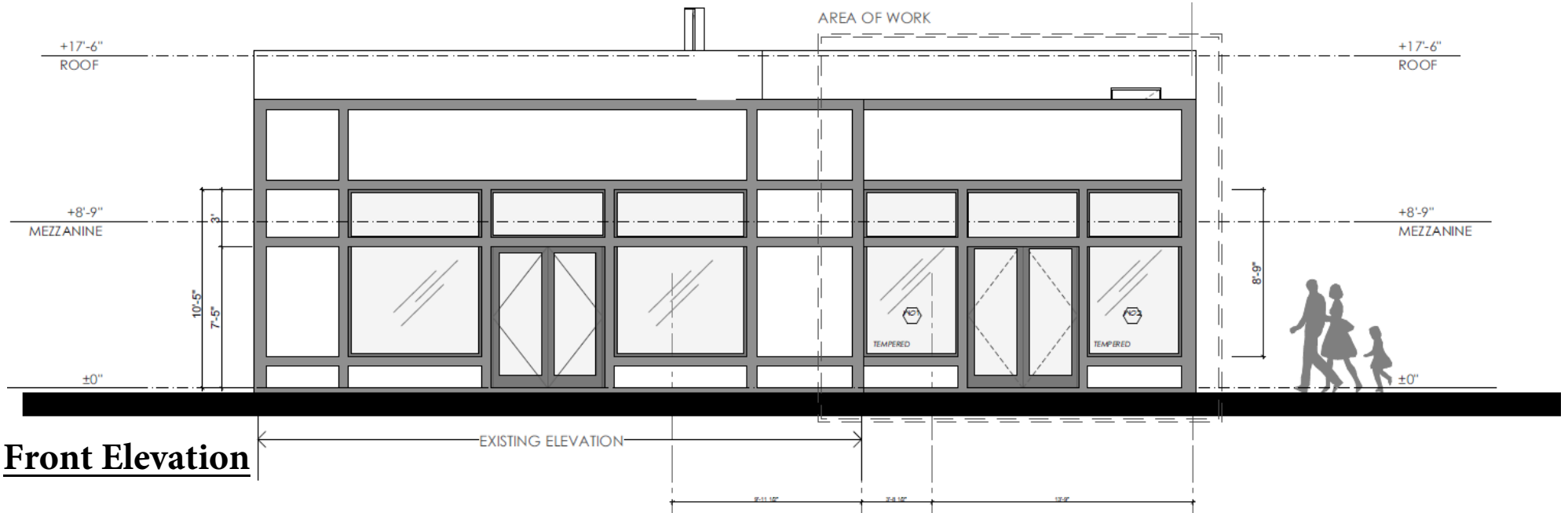


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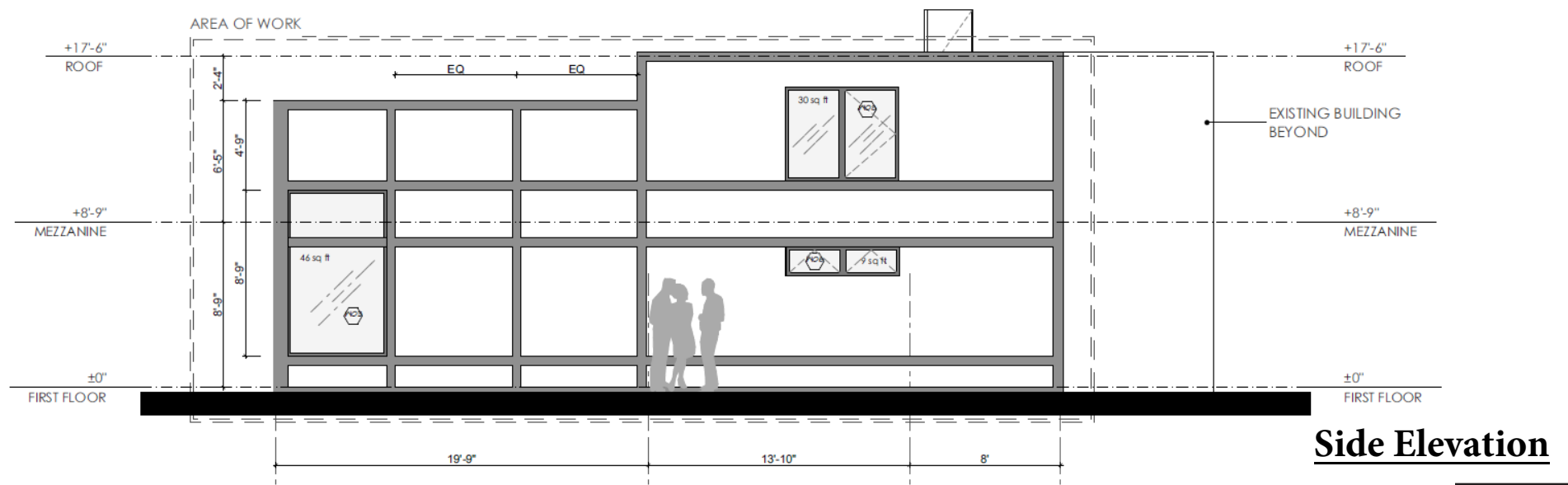
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Front Elevation



Side Elevation

San Mateo County North Fair Oaks Community Council Meeting

Owner/Applicant: _____

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File Numbers: _____