

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: April 5, 2018

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Non-Conforming Use Permit, pursuant to Sections 6133 and 6173 of the San Mateo County Zoning Regulations, to enlarge an existing non-conforming single-family residence on a non-conforming parcel, by adding 180 sq. ft. to the first floor, while maintaining non-conforming side yard setbacks of 2 feet (right side) and 3 feet (left side) where 5 feet is the minimum required side yard setbacks; a new 698 sq. ft. second-story which will encroach into the 16'/45° daylight plane; and to allow the second required covered parking space to be uncovered and tandem to an existing one-car garage; on a nonconforming 2,549 sq. ft. parcel located at 338 Rutherford Avenue in the unincorporated Redwood City (Sequoia Tract) area of San Mateo County. This item is continued from the March 15, 2018 Zoning Hearing Officer meeting.

County File Number: PLN 2017-00517 (Kameli)

PROPOSAL

The applicant is requesting a Non-Conforming Use Permit to enlarge an existing non-conforming single-family residence on a non-conforming parcel by adding square footage to the first floor and constructing a new second floor. The first floor addition will maintain the existing non-conforming side yard setbacks and the proposed second story will encroach into the required daylight plane. The proposed project is located on a non-conforming 2,549 sq. ft. parcel in the Sequoia Tract area of San Mateo County.

The proposed first floor additions involve extending the 2-foot non-conforming right side yard setback 14 feet toward the front of the parcel to create a new front entrance where the front wall will be flush with the front-facing garage door/wall, and extending the 3-foot left yard side setback at the garage 3 feet 3 inches toward the front of the parcel to move the existing one-car garage slightly forward. The minimum required side yard setbacks of the "S-74" Zoning District are 5 feet. Additionally, the proposed new 698 sq. ft. second-story will slightly encroach into the 16'/45° daylight plane that is required in the "S-74" Zoning District, but otherwise will be recessed from the first floor footprint to comply with the minimum 5-foot side yard setbacks.

The applicant is also requesting an exception to the zoning regulations' requirement for two covered, side-by-side parking spaces. The applicant is proposing an uncovered tandem parking space in the driveway, in front of the existing one-car garage (which will be maintained).

RECOMMENDATION

That the Zoning Hearing Officer approve the Non-Conforming Use Permit, PLN 2017-00517, by making the required findings and adopting the conditions of approval included in Attachment A.

BACKGROUND

Report Prepared By: Summer Burlison, Project Planner, 650/363-1815

Owner/Applicant: Ehsan Kameli

Location: 338 Rutherford Avenue, Redwood City (Sequoia Tract)

APN: 069-321-260

Parcel Size: 2,549 sq. ft.

Parcel Legality: The project parcel is legal per permitted construction of the existing single-family residence in 1959, a principally permitted use.

Existing Zoning: R-1/S-74 (Single-family residential/5,000 sq. ft. lot minimum)

General Plan Designation: Medium Density Residential

Sphere-of-Influence: Redwood City

Existing Land Use: Single-Family Residence

Water Supply: California Water Service Company – Bear Gulch District

Sewage Disposal: Fair Oaks Sewer Maintenance District

Flood Zone: Zone X (area of minimal flood hazard); Community Panel No. 06081C0303E, effective October 16, 2012.

Environmental Evaluation: Categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15301, Class 1, for a residential addition of less than 10,000 sq. ft. of floor area on a site in an urbanized area, zoned for residential use, where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

Setting: The subject property is a flat, 2,549 sq. ft. parcel fronting Rutherford Avenue in the established single-family residential Sequoia Tract area of San Mateo County. Existing surrounding development includes a mix of one- and two- story single-family residences on conforming and non-conforming sized parcels.

DISCUSSION

A. **KEY ISSUES**

1. **Compliance with General Plan**

Policy 4.36 (*Urban Area Design Concept*) encourages the maintenance and improvement of the appearance and visual character of development in urban areas and that proposed development contributes to the orderly and harmonious nature of the locality.

The project involves a remodel and addition to the existing one-story single-family residence to include a new second story, stucco siding, and a hip-style roof. While there is no distinct design theme for the Sequoia Tract area, surrounding development along Rutherford Avenue includes one and two-story residences with a mix of stucco and wood siding, hip-style and gable-style roofs, and one and two-car garages. Thus the proposed improvements are consistent with surrounding homes and will blend in to the immediate surrounding developed area.

2. **Compliance with Zoning Regulations**

a. **Development Standards**

The project parcel is zoned R-1/S-74 (Single-family residential/ 5,000 sq. ft. lot minimum). The project parcel is a non-conforming sized 25-foot wide by 101.97-foot long parcel (2,549 sq. ft.). Furthermore, the existing one-story single-family residence is non-conforming for side yard setbacks. A summary of the project’s zoning compliance is provided in the table below:

R-1/S-74 Zoning Development Standards			
Standard	Required	Existing	Proposed Additions
Minimum Lot Width	50 ft.	25 ft.*	No change**
Minimum Lot Area	5,000 sq. ft.	2,549 sq. ft.*	No change**
Minimum Front Yard Setback	20 ft.	24.3 ft.	20.04 ft.

R-1/S-74 Zoning Development Standards			
Standard	Required	Existing	Proposed Additions
Minimum Right Side Yard Setback	5 ft.	2 ft.*	2.5 ft.**
Minimum Left Side Yard Setback	5 ft.	3.4 ft.*	3.4**
Minimum Rear Yard Setback	20 ft.	20.4 ft.	20.4 ft.
Maximum Lot Coverage	50%	39%	46%
Maximum Building Floor Area	2,600 sq. ft.	764 sq. ft.	1,642 sq. ft.
Maximum Building Height	28 ft. / 2 stories	14 ft. / 1 story	21' – 7 (1/4)" / 2 stories
Maximum Daylight Plane	16' / 45° at side setback lines	Complies	Encroachment**
Minimum Covered Parking	2	1*	1**
* Non-conforming. ** Proposal requiring a non-conforming use permit.			

Non-Conforming Sized Parcel:

Based on the above table and pursuant to Section 6133.3.b(2) of the County's Zoning Regulations, the proposed project entails enlarging an existing non-conforming residence (i.e., side yard setbacks) on an improved non-conforming sized parcel where the proposed enlargements will not conform with the R-1/S-74 development standards; thus requiring a non-conforming use permit. The minimum required parcel size in the "S-74" Combining District is 5,000 sq. ft. where the existing legal, developed parcel is only 2,549 sq. ft. in size.

Non-Conforming Setbacks:

The project proposes non-conforming side yard setbacks on the first floor to accommodate the addition of 180 sq. ft. for a garage extension and new front entry, where the minimum side yard setbacks required are 5 feet pursuant to Section 6300.4.26 of the Zoning Regulations. The first floor additions will result in an extension of the existing non-conforming 3-foot left side yard setback and 2-foot right side yard setback.

Non-Conforming Daylight Plane:

The project proposes a new 698 sq. ft. second story on an existing one-story residence. The proposed second story will encroach into the daylight plane maximum required under Section 6300.4.30 of the Zoning Regulations, see Attachment F which illustrates the proposed daylight plane encroachments. Otherwise, the new second story will comply with all setback and height limit requirements of the zoning district, as well as the maximum building floor area for the parcel.

Non-Conforming Covered Parking:

Additionally, the project proposes to maintain a non-conforming one (1) car garage with one (1) tandem uncovered parking space (i.e., driveway) where two (2) covered side-by-side parking spaces are required pursuant to Section 6119 of the Zoning Regulations, as the project proposes the addition of one (1) bedroom on the new second floor for a new total of 3 bedrooms.

3. Compliance with Non-Conforming Use Permit Regulations

The existing residence was constructed in 1959 and is non-conforming as identified in Section A.2 above. Section 6133.3.b(2) of the Zoning Regulations requires the issuance of a use permit when proposed development on an improved non-conforming parcel will not conform with the zoning regulations currently in effect. Furthermore, Sections 6135.4 and 6136.4 of the Zoning Regulations allow a non-conforming structure (i.e., setbacks) and a non-conforming situation (i.e., covered parking) to be enlarged provided the enlargement conforms with the zoning regulations currently in effect. Alternatively, Section 6137 (*Exceptions*) allows an applicant to request a non-conforming use permit to enlarge an existing non-conforming structure or non-conforming situation when the enlargement does not conform with the zoning regulations, as is being proposed under the subject application. Therefore, the following findings, as required by Sections 6133.3.b(3) and 6137 (*Exceptions*), must be made:

a. That the proposed development is proportioned to the size of the parcel on which it is being built.

The project parcel is substandard in size. The R-1/S-74 Zoning District standards allow a maximum lot coverage of 50%, where the proposed project will result in a lot coverage ratio of 46%. Additionally, the zoning standards allow a maximum floor area square footage of 2,600 sq. ft. (for parcels less than or equal to 5,000 sq. ft. in size). The project proposes a floor area of

1,642 sq. ft.; thereby complying with the maximum floor area requirement of the zoning district. Furthermore, the new second floor will be recessed from the first floor to comply with the setbacks of the zoning district to help comply with the daylight plane requirement of the S-74 Zoning District, to the degree possible. Therefore, staff believes the proposed project is adequately proportioned to the size of the project parcel.

NOTE: The maximum allowed floor area square footage of 2,600 sq. ft. happens to exceed the maximum substandard-sized parcel of 2,549 sq. ft. Therefore, the following is provided as a percentage comparison based on a standard-sized parcel to aid in determining whether the proposed project is adequately proportioned to the size of the project parcel. When expressing the floor area as a percentage, on a conforming sized 5,000 sq. ft. parcel, the maximum floor area allowed of 2,600 sq. ft. is 52%; this percentage increases as the parcel size decreases from 5,000 sq. ft. as the zoning standard accounts for by stipulating that parcels *less than or equal to* 5,000 sq. ft. are allowed a maximum of 2,600 sq. ft. The proposed floor area expressed as a percentage is 64.4%, which staff believes is a reasonable exceedance from what a conforming-sized 5,000 sq. ft. parcel would be allowed.

- b. That all opportunities to acquire additional contiguous land in order to achieve conformity with the zoning regulations currently in effect have been investigated and proven to be infeasible.**

The subject Sequoia Tract subdivision was established in 1912 with existing residential development dating back to 1959. Rutherford Avenue consists of a mix of conforming and non-conforming-sized parcels with the project parcel being adjacent to two conforming-sized developed parcels (left side and rear) and one non-conforming-sized developed parcel (right side). None of the adjacent conforming-sized parcels significantly exceed the minimum lot size for the applicable zoning district or have additional net land to offer the project parcel (once the development standards are applied for those adjacent parcels). Additionally, the adjacent parcels are under separate private ownership and not available for purchase based on the applicant's inquiry to adjacent property owners. Furthermore, given the housing shortage in the County, staff would not encourage the consolidation of adjacent individually developed parcels with the project parcel as it would result in the reduction of housing supply.

- c. That the proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible.**

Given the existing non-conformities on the project site and one-story single-family residence; i.e., parcel size, (first floor) side yard setbacks, and covered parking; the proposed project will allow a substantial addition to an existing residence without a significant exacerbation in non-conformities as the project will maintain non-conformities in parcel size, side yard setbacks (for the first floor), and covered parking. The proposed second floor will slightly encroach into the “16’/45°” side setback daylight planes of the “S-74” zoning regulations; however, the new second floor addition is proposed to be recessed from the first floor (thereby narrowing this floor down to 13’-7” wide) in order to comply with the minimum 5-foot side yard setbacks, maximum allowed floor area (see Section 3.a. above for further discussion), and height allowance of the “S-74” development standards.

Furthermore, off-street parking will be provided by a one-car garage and a tandem uncovered parking space in the driveway. Given the narrow width of the parcel and residence, staff believes the proposed parking configuration is as reasonably in compliance with the parking standards as possible since providing a second covered parking space would eliminate a front entrance to the residence and access to the new second story. The square footage and long, narrow configuration of the residence limits the applicant’s options in a functional floor plan layout that would allow the addition of a second covered parking space. Therefore, staff believes this project is as nearly in compliance with the current zoning regulations as possible.

- d. That the establishment, maintenance and/or conducting of the proposed use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in the said neighborhood.**

Surrounding development in the Sequoia Tract neighborhood, a non-coastal area, consists of a mix of conforming and non-conforming sized parcels that support one- and two-story single-family residences. The proposed project will continue to utilize the parcel for single-family residential purpose and will maintain existing non-conformities (i.e., parcel size, first floor

side yard setbacks, and covered parking) while adding a new second story to accommodate a third bedroom and living space.

The nearest adjacent neighbor (at the right side property line) to the project site is a similar non-conforming one-story single-family residential development with non-conforming side yard setbacks. The proposed second floor of the subject project has been recessed on both sides to comply with the minimum 5-foot side yard setbacks of the "S-74" development standards and proposes minimal windows along the right side property line to minimize privacy impacts onto the adjacent neighbor. The proposed second story will slightly encroach into the daylight plane; however, such encroachment area is minimal and will not generate a significant adverse impact to the neighbor or area.

Out of the 12 developed parcels fronting Rutherford Avenue, along the subject block of the project parcel, only three (3) maintain two-car garages and are all located on conforming-sized parcels. The remaining developments consist of zero to one-car garages with at least one (1) tandem uncovered parking space in the driveway. Furthermore, six of the parcels are non-conforming in size with this parcel and the adjacent parcel to the right being the most nonconforming in lot size with only 25-foot lot widths. Nonetheless, the project does propose to continue the use of a one-car garage with one uncovered tandem parking space in the driveway to minimize street parking impacts along Rutherford Avenue.

Therefore, as proposed, staff believes the project will not generate any significant adverse impacts to or be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

e. That the use permit approval does not constitute a granting of special privileges.

Approval of a non-conforming use permit for the proposed project does not constitute the granting of a special privilege as the Zoning Regulations Non-Conformities Chapter provides the same exception process for similar parcels under the same conditions. Additionally, the proposed project will allow a single-family residence of reasonable size compared to other residences in the neighborhood.

B. ENVIRONMENTAL REVIEW

This project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15301, Class 1, for a residential addition of less than 10,000 sq. ft. of floor area on a site in an urbanized area, zoned for residential use, where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

C. REVIEWING AGENCIES

Building Inspection Section
Department of Public Works
Menlo Park Fire Protection District

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Existing/Proposed Site Plans
- D. Existing Roof and Floor Plans
- E. Proposed Floor Plans (1st and 2nd Floor)
- F. Proposed Elevation and Roof Plans
- G. Boundary and Topographic Survey
- H. Owner's Statement

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2017-00517

Hearing Date: April 5, 2018

Prepared By: Summer Burlison,
Project Planner

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

For the Environmental Review, Find:

1. That the project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15301, Class 1, as the residential addition is less than 10,000 sq. ft. of floor area in an urbanized area that is zoned for residential use where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

For the Non-Conforming Use Permit, Find:

2. That the proposed development is proportioned to the size of the parcel on which it is being built, as the proposed project will comply with the maximum allowed lot coverage and floor area of the applicable "S-74" development standards and the new second floor will be recessed from the existing first floor to comply with the minimum required side yard setbacks of the zoning development standards.
3. That all opportunities to acquire additional contiguous land in order to achieve conformity with the zoning regulations currently in effect have been investigated and proven to be infeasible as none of the adjacent conforming-sized parcels significantly exceed the minimum lot size for the applicable zoning district or have additional net land to offer the project parcel (once the development standards are applied for those adjacent parcels), and are under separate private ownership.
4. That the proposed development is as nearly in conformance with the zoning regulations currently in effect as is reasonably possible as the first floor additions are minor extensions of existing non-conforming side yard setbacks and the newly proposed second floor will only slightly encroach into the "16'/45" side setback line daylight planes of the "S-74" development standards. However, the second floor addition is proposed to be recessed from the first floor in order to comply with the minimum 5-foot side yard setbacks, maximum allowed floor area, and height

allowance of the “S-74” development standards. Furthermore, the size and configuration of the existing parcel and residential development limits the options available to create a functional floor plan that provides a reasonable front entrance and internal stairway access to the new second floor if a second covered parking space were provided. Therefore, the applicant’s proposal to continue providing off-street parking by a one-car garage and one tandem uncovered parking space in the driveway is as nearly in compliance with the zoning standards as reasonably possible.

5. That the establishment, maintenance and/or conducting of the proposed use will not, under the circumstances of the particular case, result in a significant adverse impact to coastal resources, or be detrimental to the public welfare or injurious to property or improvements in the said neighborhood as the project site is not located in the coastal zone and the proposed second floor of the subject project has been recessed on both sides to comply with the minimum 5-foot side yard setbacks of the “S-74” development standards and proposes minimal windows along the right side property line to minimize privacy impacts onto the nearest adjacent neighboring residence (also situated on a non-conforming 25-foot wide parcel). While the proposed second story will slightly encroach into the daylight plane, such encroachment area is minimal and will not generate a significant adverse impact to the neighbor or area.

Furthermore, the project will continue use of a one-car garage with one uncovered tandem parking space in the driveway to minimize street parking impacts along Rutherford Avenue, which is the consistent pattern of a majority of the residential development along this block of the roadway. Therefore, as proposed, staff believes the project will not generate any significant adverse impacts to or be detrimental to the public welfare or injurious to property or improvements in the neighborhood.

6. That the use permit approval does not constitute a granting of special privileges as the Zoning Regulations Non-Conformities Chapter provides the same exception process for similar parcels under the same conditions.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal, documents, and plans described in this report and submitted to and approved by the Zoning Hearing Officer on April 5, 2018. Minor modifications to the project may be approved by the Community Development Director if they are consistent with the intent of, and in substantial conformance with, this approval.
2. This Non-Conforming Use Permit is valid for one (1) year from the date of final approval, in which time a valid building permit shall be issued and a completed

inspection (to the satisfaction of the building inspector) shall have occurred within 180 days of its issuance. Any extension of this permit shall require submittal of an application for permit extension and payment of applicable fees sixty (60) days prior to expiration.

3. The applicant shall apply for a building permit and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works, and the Menlo Park Fire Protection District. Additionally, construction shall not commence until a valid building permit is issued.
4. To reduce the impact of any construction-related activities on neighboring properties, comply with the following:
 - a. All debris shall be contained on-site; a dumpster or trash bin shall be provided on-site during construction to prevent debris from blowing onto adjacent properties. The applicant shall monitor the site to ensure that trash is picked up and appropriately disposed of daily.
 - b. The applicant shall remove all construction equipment from the site upon completion of the use and/or need of each piece of equipment which shall include but not be limited to tractors, back hoes, cement mixers, etc.
 - c. The applicant shall ensure that no construction-related vehicles shall impede through traffic along the Rutherford Avenue right-of-way. All construction vehicles shall be parked on-site outside the public right-of-way, or in locations which do not impede safe access on Rutherford Avenue. There shall be no storage of construction vehicles in the public right-of-way.
5. Noise sources associated with demolition, construction, repair, remodeling, or grading of any real property shall be limited to the hours from 7:00 a.m. to 6:00 p.m. weekdays and 9:00 a.m. to 5:00 p.m. Saturdays. Said activities are prohibited on Sundays, Thanksgiving and Christmas (San Mateo Ordinance Code Section 4.88.360).
6. The project parcel is limited to single-family residential uses permissible under the "R-1" zoning regulations.

Building Inspection Section

7. The project shall be designed and constructed according to the currently amended and adopted California Building Standards Code, which at the time of this review is the 2016 version.
8. The project requires fire sprinklers to be installed throughout the existing and proposed structure.

Department of Public Works

9. Prior to the issuance of the Building Permit, the applicant will be required to provide payment of “roadway mitigation fees” based on the square footage (assessable space) of the proposed building per Ordinance No. 3277.

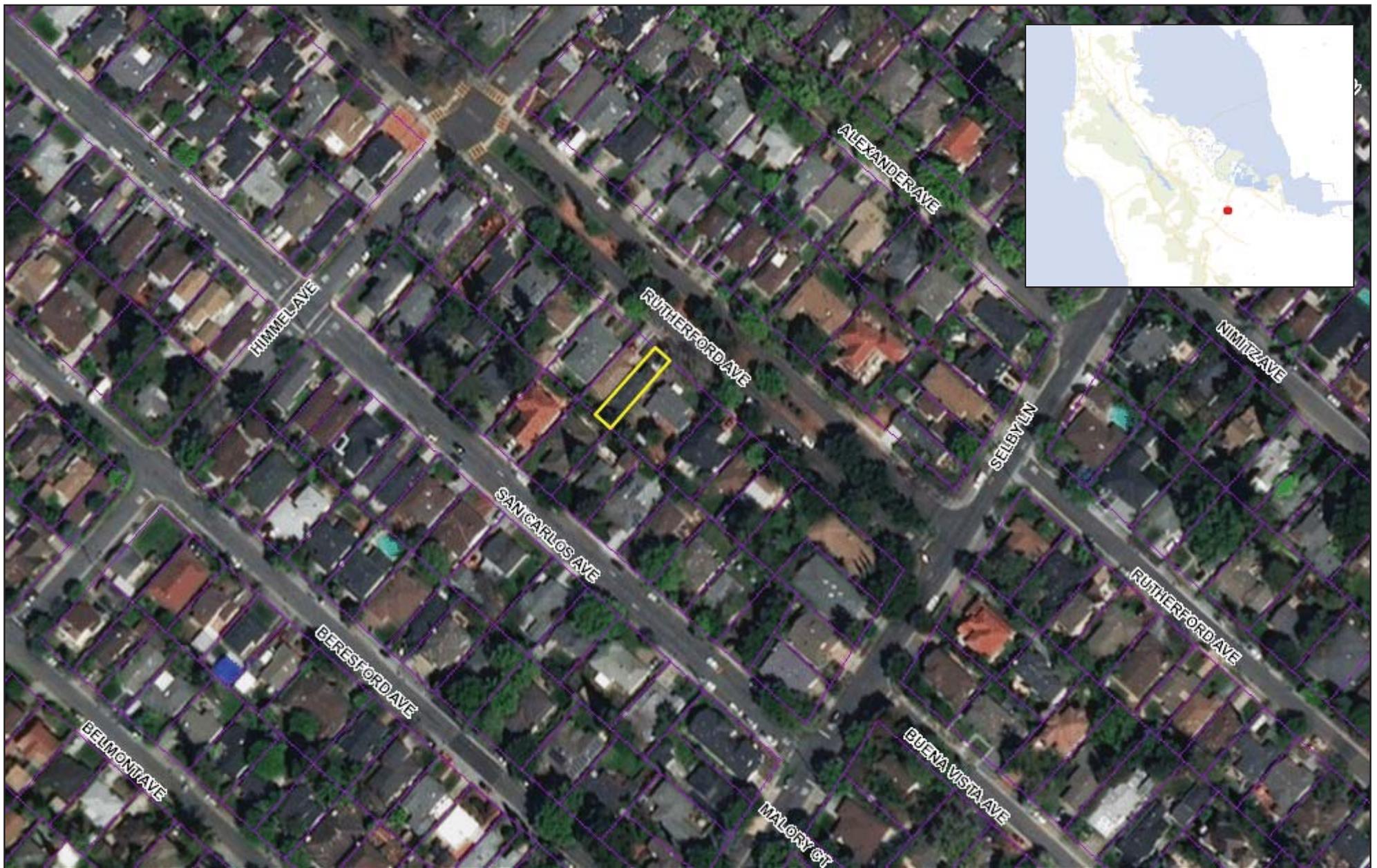
Menlo Park Fire Protection District

10. The project requires the installation of a NFPA 13-D fire sprinkler system to be submitted under a separate fire permit. The fire sprinkler system shall be a two (2) head calculation.
11. Residential fire sprinklers shall have an interior alarm activated by the flow switch that is audible in all sleeping areas.
12. Fire flow data shall be provided at the time of deferred submittal for the fire sprinkler system.
13. Smoke detectors shall be installed in each sleeping area, the area outside of sleeping areas and on each level of the house (2016 CBC 907.2.11.2). Furthermore, carbon monoxide detectors shall be installed outside of sleeping areas and on each level of the house (2016 CBD Sec. 420). Smoke and carbon monoxide detectors shall be inter-connected for alarm.
14. Window and door schedules are required to be submitted with the building permit submittal. Emergency escape and rescue openings shall meet the following conditions and be verified by the Building Inspection Section who is the authority having jurisdiction:
 - a. Emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.53m²); 2016 CFC/CBC 1029.2.

Exception: The minimum net clear opening for grade-floor emergency escape and rescue openings shall be 5 square feet (0.46m²)
 - b. The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm). The net clear opening dimensions shall be the result of normal operation of the opening; 2016 CFC/CBC 109.2.1.
 - c. Emergency escape and rescue openings shall have the bottom of the clear opening not greater than 44 inches (1118 mm) measured from the floor; 2016 CFC/CBC 1029.3.

15. The applicant shall provide and maintain at least 4-inch tall with 1/2-inch stroke illuminated address numbers; solar is not an allowed illumination source. The address shall be visible from the street and contrasting to its background.
16. Fire Department approved plans and letter must be on-site at the time of all inspections by the Menlo Park Fire Protection District.
17. Upon completion of the work and prior to closing the ceiling, the Menlo Park Fire Protection District's Deputy Fire Marshal, Bob Blach, shall be contacted for a final inspection at 650/688-8430. A 48 hours' notice is required for all inspections.

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San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: Kameli

Attachment: B

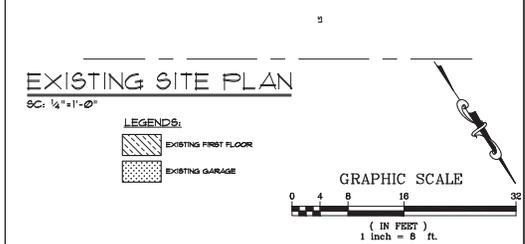
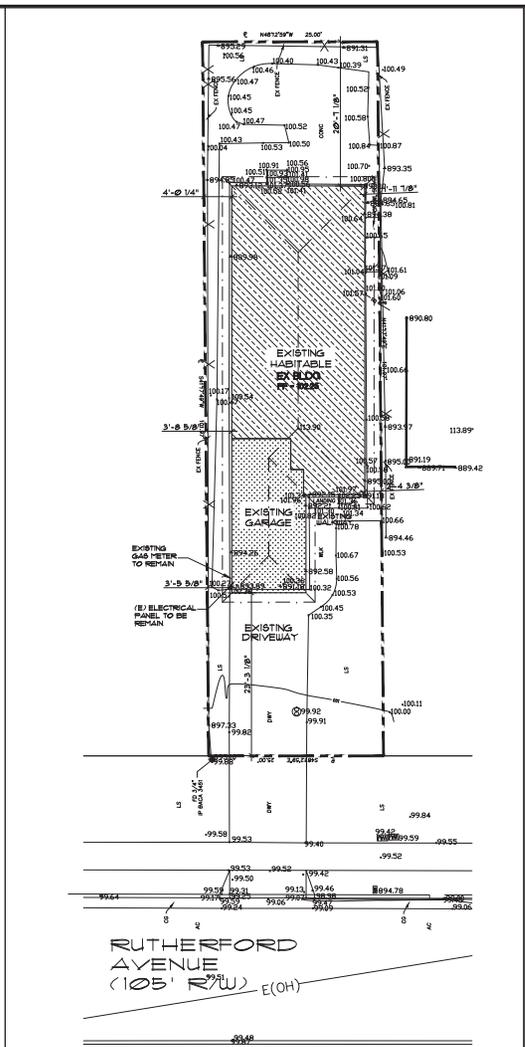
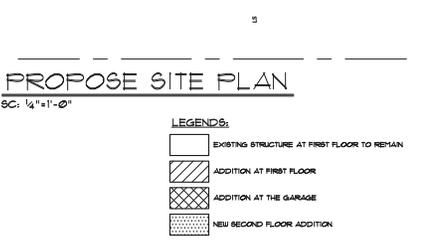
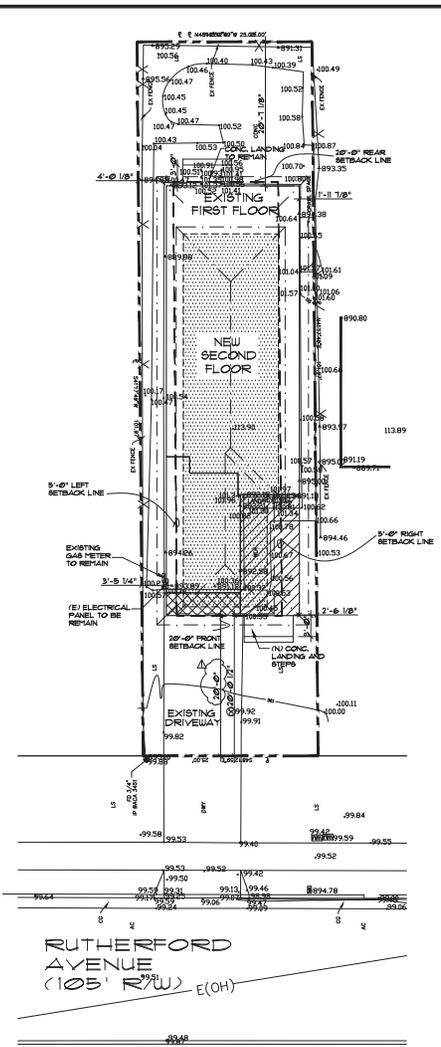
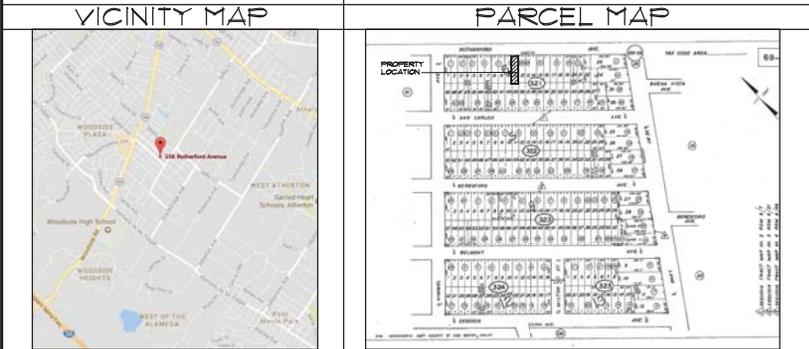
File Numbers: PLN2017-00517

ADDITION FOR: 338 RUTHERFORD, REDWOOD CITY, CA APN: 069-321-260

PROJECT DATA	AREAS																									
OWNER'S NAME: OWNER'S PHONE NUMBER: ZONING DISTRICT: NUMBER OF FLOORS: FIRE PROTECTION: CONSTRUCTION TYPE: OCCUPANCY CLASSIFICATION: APPLICABLE CODES: - ALL CONSTRUCTION WORK SHALL COMPLY WITH THE 2016 CALIFORNIA BUILDING CODE (BASE CODE 2016 IBC), 2016 CA RESIDENTIAL (2016 IRC), 2016 CA PLUMBING (2016 UPC), 2016 CA MECHANICAL (2016 LFC), 2016 CA ELECTRICAL (2014 NEC), 2016 CA FIRE (2016 IFC), 2016 CA ENERGY CODE, 2016 CA GREEN BUILDING CODE, AND THE CHIEFING MUNICIPAL CODE.	LOT SIZE 2,549.35 SQ. FT.																									
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>AREAS</th> <th>EXISTING SQ. FT.</th> <th>ADDITION SQ. FT.</th> <th>CONVERTED SQ. FT.</th> <th>PROPOSED SQ. FT.</th> </tr> </thead> <tbody> <tr> <td>GARAGE</td> <td>222.06</td> <td>+33.31</td> <td>-34.52</td> <td>220.85</td> </tr> <tr> <td>LIVING AREA (1ST FLOOR)</td> <td>163.68</td> <td>+46.27</td> <td>+34.52</td> <td>944.47</td> </tr> <tr> <td>LIVING AREA (2ND FLOOR)</td> <td>0</td> <td>+691.94</td> <td>0</td> <td>691.94</td> </tr> <tr> <td>TOTAL</td> <td>385.74</td> <td>+811.52</td> <td>0</td> <td>1863.26</td> </tr> </tbody> </table>	AREAS	EXISTING SQ. FT.	ADDITION SQ. FT.	CONVERTED SQ. FT.	PROPOSED SQ. FT.	GARAGE	222.06	+33.31	-34.52	220.85	LIVING AREA (1ST FLOOR)	163.68	+46.27	+34.52	944.47	LIVING AREA (2ND FLOOR)	0	+691.94	0	691.94	TOTAL	385.74	+811.52	0	1863.26	ALLOWABLE FAR = 2.600 SQ. FT. PROVIDED FLOOR AREA RATIO: PROPOSED FIRST FLOOR AREA = 944.47 SQ. FT. PROPOSED SECOND FLOOR AREA = 691.94 SQ. FT. PROPOSED GARAGE AREA = 220.85 SQ. FT. TOTAL = 1857.26 SQ. FT.
AREAS	EXISTING SQ. FT.	ADDITION SQ. FT.	CONVERTED SQ. FT.	PROPOSED SQ. FT.																						
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ABBREVIATIONS: ALL REFERENCES ARE TO BE "CBC" UNLESS NOTED OTHERWISE.																										

DRAWING INDEX	SCOPE OF WORK
ARCHITECTURAL: SHEET 1 A0 COVER SHEET, EXISTING AND PROPOSED SITE PLANS SHEET 2 A1 EXISTING FLOOR AND ROOF PLANS SHEET 3 A2 PROPOSED FLOOR PLANS SHEET 4 A3 PROPOSED ROOF PLAN AND ELEVATIONS SHEET 4 C1 BOUNDARY SURVEY AND TOPOGRAPHIC MAP	<ol style="list-style-type: none"> ADD 691.94 SQ. FT. SECOND FLOOR. ADD ABOUT 33 SQ. FT. TO EXTEND THE EXISTING GARAGE. ADD 149 SQ. FT. TO THE FIRST FLOOR TO RELOCATE THE ENTRANCE DOOR TO EXTEND THE ENTRANCE AREA AND ADD STAIRS. ADD A BATHROOM AND W.C. TO BEDROOM AND CONVERT IT TO MASTER BEDROOM. REMODEL AND RESIZE THE KITCHEN. THE REST OF FIRST FLOOR REMAIN AS IT IS. <p style="text-align: center; border: 1px solid black; padding: 2px;">THIS PROJECT IS BEING SUBMITTED TO GET VARIANCE BECAUSE OF THE DAYLIGHT ISSUE AND ALSO EXTENSION AT FIRST FLOOR NON-CONCRETE BUILDING.</p>

CONSULTANTS	
DESIGNER:	FAST CAD DRAFTING 1610 BLISSWOOD HILL RD, SUITE # 10 SAN JOSE, CA 9504 (408) 806-7812
CIVIL:	LE ENGINEERING 558 E. SANTA CLARA, SUITE NO. 210 SAN JOSE, CA 9502 (408) 806-7812

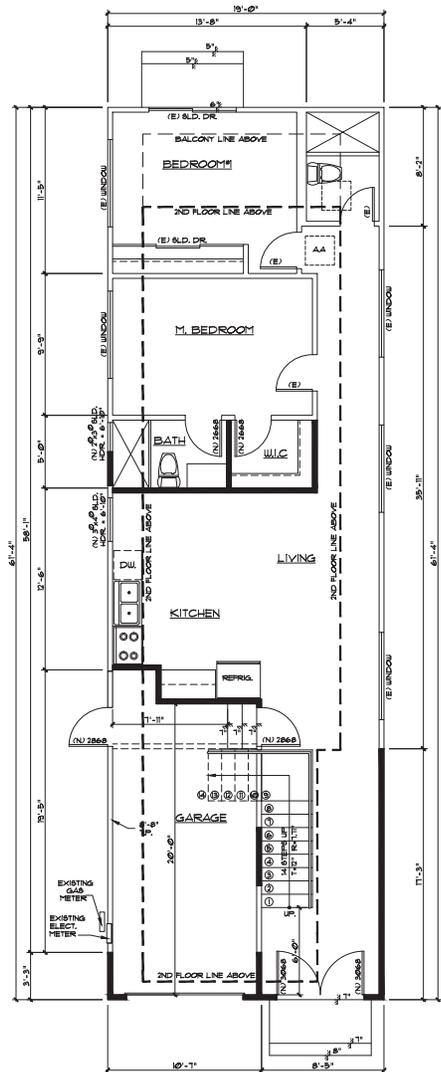


San Mateo County Zoning Hearing Officer Meeting

Owner/Applicant: Kameli

Attachment: C

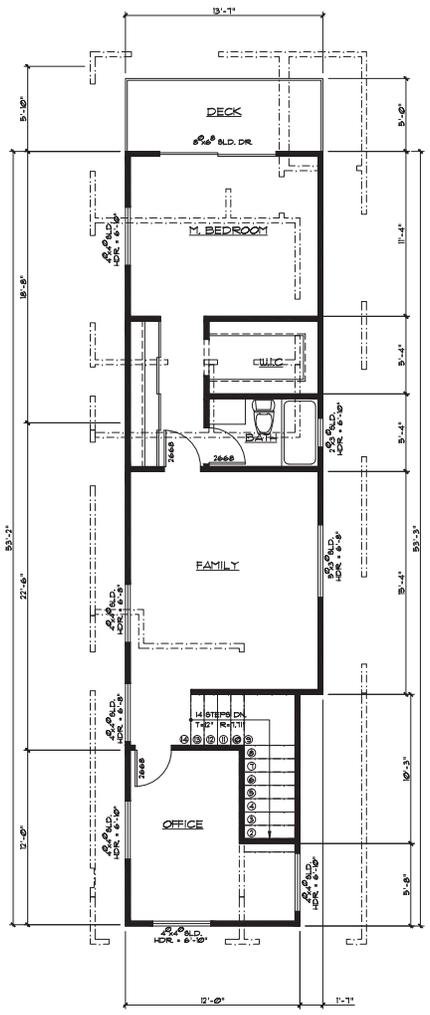
File Numbers: PLN2017-00517



PROPOSED 1ST FLOOR

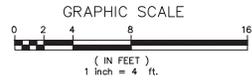
SC: 1/4"=1'-0"
 EXISTING GARAGE AREA = 222.06 SQ. FT.
 EXISTING LIVING AREA = 163.68 SQ. FT.
 ADDITION TO THE GARAGE = 33.31 SQ. FT.
 ADDITION TO LIVING AREA = 146.21 SQ. FT.
 CONVERT FROM GARAGE TO LIVING = 34.52 SQ. FT.

WALL LEGEND:
 ——— NEW 2x6 STUDE WALL PER STRUCTURAL PLAN
 - - - - - EXISTING 2x6 STUDE WALL TO BE REMAINED
 - - - - - FIRST FLOOR WALLS BELOW SECOND FLOOR



PROPOSED 2ND FLOOR

SC: 1/4"=1'-0"
 PROPOSED LIVING AREA = 691.94 SQ. FT.

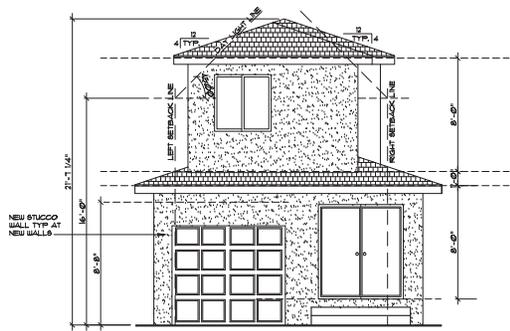


San Mateo County Zoning Hearing Officer Meeting

Applicant: Kameli

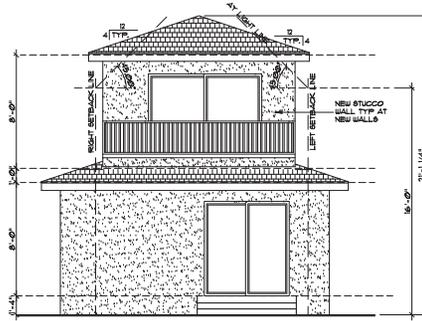
Attachment: E

File Numbers: PLN2017-00517



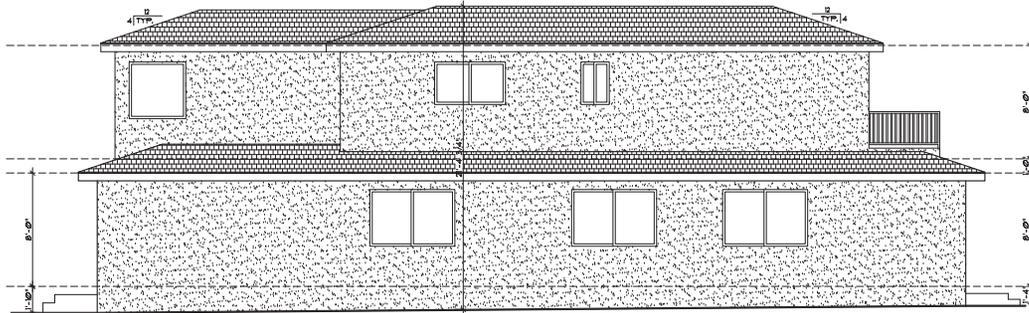
PROPOSE FRONT ELEVATION

SC: 1/4"=1'-0"



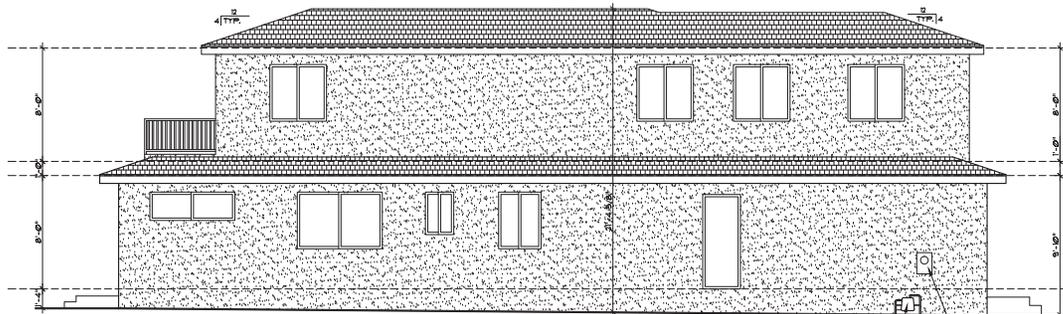
PROPOSE REAR ELEVATION

SC: 1/4"=1'-0"



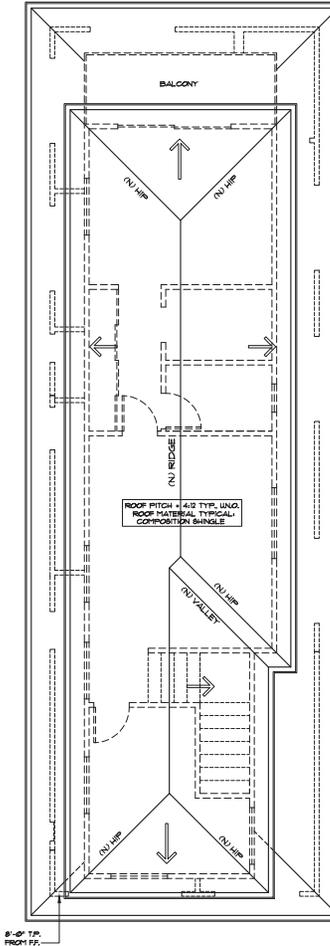
PROPOSE RIGHT ELEVATION

SC: 1/4"=1'-0"



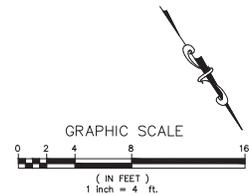
PROPOSE LEFT ELEVATION

SC: 1/4"=1'-0"



PROPOSED ROOF PLAN

SC: 1/4"=1'-0"



San Mateo County Zoning Hearing Officer Meeting

Applicant: Kameli

Attachment: F

File Numbers: PLN2017-00517

December 8, 2017

ATTACHMENT H**RE: Use Permit for 338 Rutherford Ave. Redwood City, CA 94061**

Dear County Planner and Planning Committee;

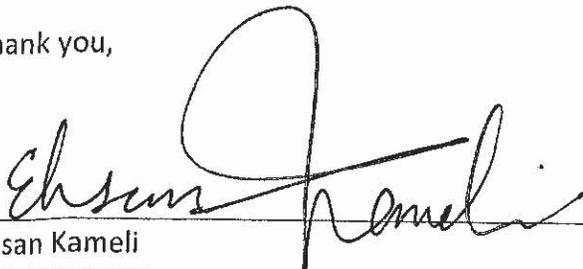
With this statement I'd like to explain to you the reasons that have led me to no option but to apply for a Use Permit.

Current living space of my residence is only 790 Square Feet, consisting of two tiny bedrooms and a bathroom, and it doesn't allow for more than one person to live in it comfortably. However, the size of my household is growing and my fiancé and I would like to move into one residence in the near future. But as you're probably aware, the current housing inventory in our area is very low and the demand is extremely high. This has made it exceptionally difficult for us to find and purchase a property within our affordability limits and has left us with no option but to pursue expanding the living space of my current residence. However, the subject property is a legal nonconforming structure on a substandard parcel (2,500 Sq-Ft) and unfortunately it'd be nearly impossible to make any expansions to it, unless if we're allowed to maintain the existing sides' setbacks (3 Feet) on the first floor. I have also explored the possibility of purchasing additional land from my adjacent neighbors, but unfortunately one of them has a similar sized parcel as I do and the other one won't be able and willing to sell me any part of their parcel.

We would very much appreciate your kind consideration in giving us the opportunity to stretch the structure of my property within the required front and rear setbacks (20 Feet), while maintaining the existing sides' setbacks (3 Feet) for the first floor. We will be able to comply with all the required setbacks on the 2nd floor that we're looking to build.

I hope this explanation has sufficiently addressed all your concerns; but please contact me with any further question or concerns regarding this request.

Thank you,



Ehsan Kameli
650-646-8820