



North Fair Oaks Community Council
San Mateo County Coordinated
Departmental Response



DATE: May 15, 2017
NFOCC MEETING DATE: May 25, 2017
SPECIAL NOTICE/HEARING: 10 days, within 300 feet
VOTE REQUIRED: Majority

To: Members, North Fair Oaks Community Council

From: Planning Staff

Subject: Use Permit to convert an office into a manager's residential unit within an existing building in a mobile home park located at 855 Barron Avenue in the unincorporated North Fair Oaks area of San Mateo County. The proposed project includes the request for a parking exception as part of the Use Permit to allow one uncovered parking space where one covered parking space is required for the residential unit.

County File Number: PLN 2017-00061

PROPOSAL

The applicant is seeking a Use Permit to convert 417 sq. ft. of office space within an existing 651 sq. ft. building into a manager's residential unit in a mobile home park located at 855 Barron Avenue. The existing building includes and will retain laundry facilities for tenant use. The residential unit will include a bedroom, bathroom, living room, kitchen, and office. The applicant is also requesting a parking exception as part of the Use Permit to allow one uncovered parking space where one covered parking space is required for the residential unit. The proposed uncovered parking space will be located along the northern side of the existing building. No exterior changes to the building are proposed.

RECOMMENDATION

That the North Fair Oaks Community Council provide a recommendation to the Zoning Hearing Officer on the Use Permit for a manager's residential unit within a mobile home park and a parking exception to allow one uncovered parking space where one covered parking space is required.

BACKGROUND

Report Prepared By: Carmelisa Morales, Project Planner, Telephone 650/363-1873

Owner: Troy Adams, Way Out West Communities Corporation

Applicant: Kelly Cady

Location: 855 Barron Avenue, Redwood City

APN: 054-171-060

Parcel Size: 1.55 acres (67,560 sq. ft.)

Existing Zoning: C-2/S-1 (General Commercial District/S-1 Combining District)

General Plan Designation: Urban Industrial Mixed Use

Existing Land Use: Mobile Home Park

Water Supply: Municipal water service is provided by City of Redwood City Municipal Water Department

Sewage Disposal: County Administered Sewer (Fair Oaks Sewer Maintenance District)

Flood Zone: The project site is located in Flood Zone X as defined by FEMA (Community Panel Number 06081C0302E, dated October 16, 2012), which is an area with minimal potential for flooding.

Environmental Evaluation: Categorically exempt under provisions of Class 1, Section 15301 of the California Environmental Quality Act Guidelines for minor alteration of an existing structure with no expansion to the existing use.

Setting: The project site is on a developed parcel at 855 Barron Avenue between Bay Road and Spring Street. The existing mobile home park is a legal non-conforming use approved in 1948 with a building permit and prior to the rezoning of this parcel from M-1 (Light Industrial District) to C-2 (General Commercial District) in the 1950s. Prior to the rezoning of this parcel to C-2, the original M-1 Zoning District did not prohibit mobile home parks. The existing mobile home park has 51 rental spaces one of which is being occupied by a model home. An office and laundry building in which the manager's unit is proposed to be located is approximately 46 feet from the front boundary line. One rental space, currently occupied, has a separate address (865 Barron Avenue). A rental space typically includes 1-2 parking spaces depending on the depth of the rental space. Currently, only 35 parking spaces are being used for parking. Several tenants have converted their assigned parking spaces into mobile home additions and covered and uncovered patios. There are no guest parking spaces within the mobile home park.

Although the parcel is zoned commercial, the surrounding area is zoned industrial. A nearby mobile home park is located one block away at 730 Barron Avenue.

Chronology:

<u>Date</u>	<u>Action</u>
February 22, 2017	- Subject Use Permit application, PLN 2017-00061, submitted.
May 10, 2017	- Application deemed complete.
May 25, 2017	- North Fair Oaks Community Council meeting.
July 26, 2017	- Tentative Planning Commission hearing.

DISCUSSION

A. KEY ISSUES

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

The proposed project complies with all applicable General Plan Policies, specifically:

Urban Land Use Policies

- a. Policies 8.12 (*General Plan Land Use Designations for Urban Areas*) and 8.36 (*Uses*) seek 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. In addition, Policy 8.30 (*Infilling*) encourages the infilling of urban areas where infrastructure and services are available.

The project parcel is zoned C-2/S-1 (General Commercial District/ S-1 Combining District). Pursuant to Section 6261(d) of the County Zoning Regulations, a mobile home park (most closely defined as a “trailer camp” in the County Zoning Regulations) is an allowed use in this zoning district subject to the issuance of a Use Permit. At the time this use was approved and established in 1948 and prior to the rezoning of this parcel from M-1 (Light Industrial District) to C-2 (General Commercial District) in the 1950s, a Use Permit was not required. The existing mobile home park is considered a legal non-conforming use. The proposed manager’s residential unit is an allowed use in the C-2 Zoning District subject to the issuance of a Use Permit, the current application discussed in this report.

The proposed manager's residential unit will rely on infilling into an existing building in the mobile home park currently used as an office. There is a laundry room within the existing building that will continue to be available for tenant use.

The North Fair Oaks Community Plan land use designation for the project parcel is Industrial Mixed Use (medium to high density). This land use designation has a primarily industrial focus while also allowing a mix of secondary commercial, public, and institutional uses. Multi-family residential uses that do not conflict with light-industrial uses may also be allowed as conditional uses with approval by the County. As discussed, the existing mobile home park was approved and established in 1948 and prior to the rezoning of this parcel. After obtaining final approval from the County through a Use Permit application, the subject of this report, the proposed manager's residential unit will be an allowed use within this land use designation.

- b. Policy 8.40 (*Parking Requirements*) 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 proposed project includes a request to allow one uncovered parking space where one covered parking space is required as part of the Use Permit. As stipulated in Chapter 3 (Parking) of the County Zoning Regulations, one covered parking space is required for a one bedroom residential unit. As this mobile home park is classified as affordable housing, the parking space may be a compact parking space (minimum size of 128 sq. ft.). The uncovered parking space will be located along the northern side of the existing building in the mobile home park. The location of this parking space on-site will provide parking required for the proposed residential unit, thereby, not requiring the manager to park off-site. The parking space will also provide convenience and safe access for the manager as it will be within close proximity of the proposed residential unit.

Housing Policies

- c. Policy HE 8 of the County Housing Element aims to protect mobile home park tenants by continuing the regulation and monitoring of mobile home park operations, rents, and closures and to provide financial assistance, as appropriate and within available resources, to preserve mobile home parks and stabilize affordability. The proposed manager's residential unit will improve the operation of the mobile home park by allowing the manager to live within the mobile home

park thus being readily available and within close proximity to assist tenants.

2. Compliance with the Zoning Regulations

a. Development Standards

As discussed in Section 1.a above, the existing mobile home park is a legal non-conforming use located on a project parcel that is zoned C-2/S-1 (General Commercial District/S-1 Combined District). Pursuant to Section 6261(a) of the County Zoning Regulations, the proposed residential unit is a permitted use in the C-2 Zoning District subject to the issuance of a Use Permit. Compliance with the findings for a Use Permit is discussed further in Section 3 below.

Pursuant to Section 6300 of the County Zoning Regulations, all development standards for this parcel, with the exception of the front yard setback, are regulated by the S-1 Zoning District. The minimum front yard setback requirement is regulated through the C-2 Zoning District under Section 6262 of the County Zoning Regulations. There are no proposed changes to the exterior of the building where the manager’s residential unit is proposed to be located.

The proposed project complies with all applicable development standards as outlined in the table below:

S-1 Development Standards			
	Required	Existing	Proposed
Minimum Lot Width	Average 50 ft.	225.20 ft.	-
Minimum Lot Area	5,000 sq. ft.	67,560 sq. ft.	-
Minimum Front Yard Setback of Building ¹	0 ft.	46 ft.	-
Minimum Left Side Yard Setback of Building	5 ft.	112 ft.	-
Minimum Right Side Yard Setback of Building	5 ft.	80 ft.	-
Minimum Rear Yard Setback of Building	20 ft.	158.20 ft.	-
Maximum Building Height of Building	36 ft.	14 ft.	-
Maximum Lot Coverage	33,780 sq. ft. (50%)	40,190.17 sq. ft. ² (59.5%)	-
¹ Regulated through the C-2 Zoning District under Section 6262 of the County Zoning Regulations. ² The estimated existing lot coverage of the project was determined by Planning Staff using the programs Google Earth and ArcGIS (see Attachment B of this report).			

b. Parking Requirements

The proposed project includes the request to allow one uncovered parking space where one covered parking space is required. Pursuant to Chapter 3 (Parking) of the County Zoning Regulations, the parking requirement for a one bedroom residential unit is one covered parking space. The applicant is proposing one uncovered parking space to be located along the northern side of the existing building. Please see Section 1.b above for further discussion on parking compliance.

3. Compliance with Use Permit Findings

The applicant is seeking a Use Permit to convert an office within an existing building into a manager's residential unit. This building is located within a mobile home park at 855 Barron Avenue, a legal non-conforming use that was approved by the County in 1948 and prior to the rezoning of this parcel from M-1 (Light Industrial District) to C-2 (General Commercial District) in the 1950s. As discussed in Section 1.a above, the existing mobile home park did not require a Use Permit at the time of establishment. Despite the requirement of the issuance of a Use Permit under the current County Zoning Regulations, the mobile home park is consistent with the overall Industrial Mixed Use land use designation of the North Fair Oaks Community Plan. The Use Permit also includes a request for a parking exception to allow one uncovered parking space where one covered parking space is required as identified in Section 2.b above of this report.

The granting of a Use Permit is subject to the following finding:

That the establishment, maintenance, and/or conducting of the 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 said neighborhood.

The applicant is proposing to convert 417 sq. ft. of office space within an existing 651 sq. ft. building into a manager's residential unit in a mobile home park. The existing mobile home park is within an industrial area and is one block away from another mobile home park located at 730 Barron Avenue. The use of the project parcel complies with the land use designation of the North Fair Oaks Community Plan to support medium to high density land uses. The proposed manager's residential unit will be located within an existing building in the mobile home park. No exterior changes to the building are proposed. The residential unit will benefit the operation of the mobile home park by allowing the manager to live on-site and be readily available and within close proximity to assist tenants.

The proposed project also includes one uncovered parking space along the northern side of the existing building for the manager of the mobile home park. The location of this parking space on-site will provide parking required for the proposed residential unit and will not require the manager to park off-site. The parking space will also provide convenience and safe access for the manager as it will be within close proximity of the proposed residential unit.

Based on the preceding discussions in this report, the project is not expected to be detrimental to the public welfare or injurious to property or improvements in the neighborhood. Furthermore, the project will not impact coastal resources as it is not located in the coastal zone.

ATTACHMENTS

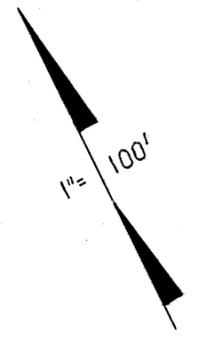
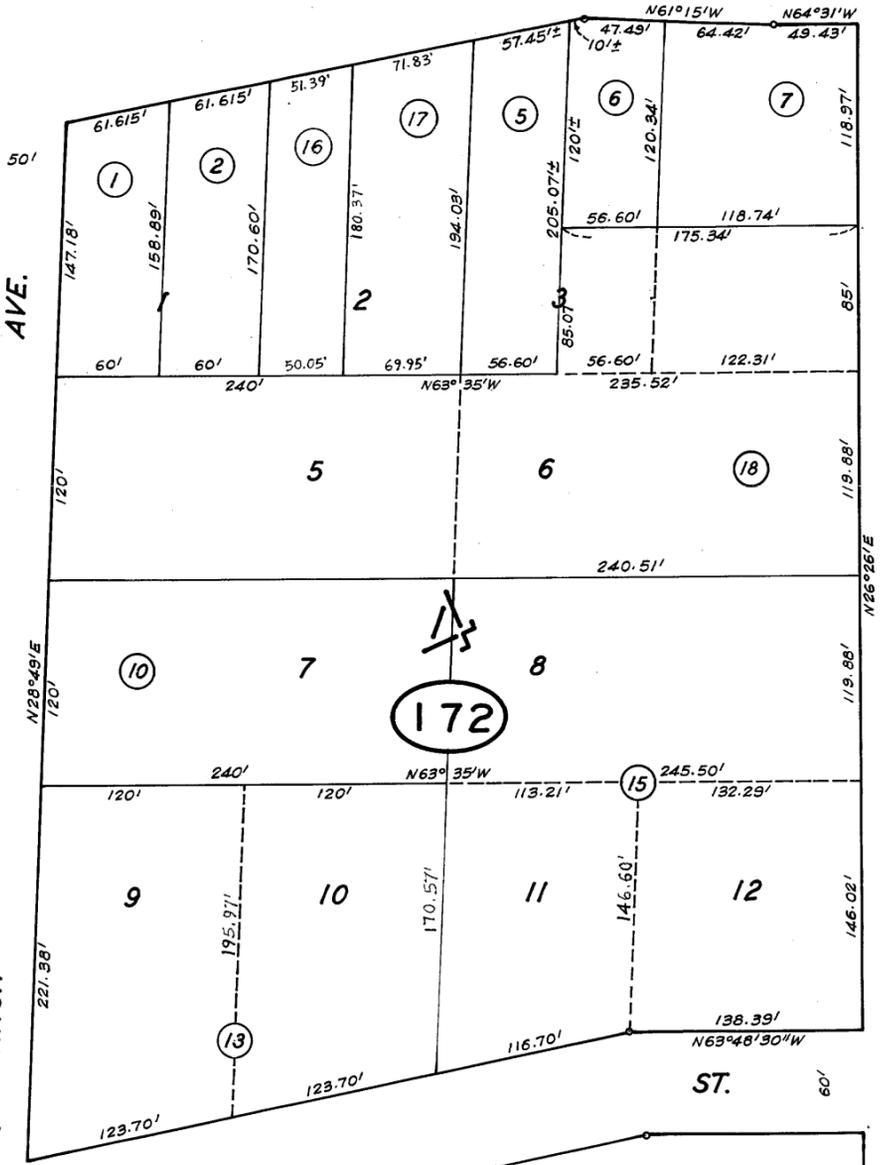
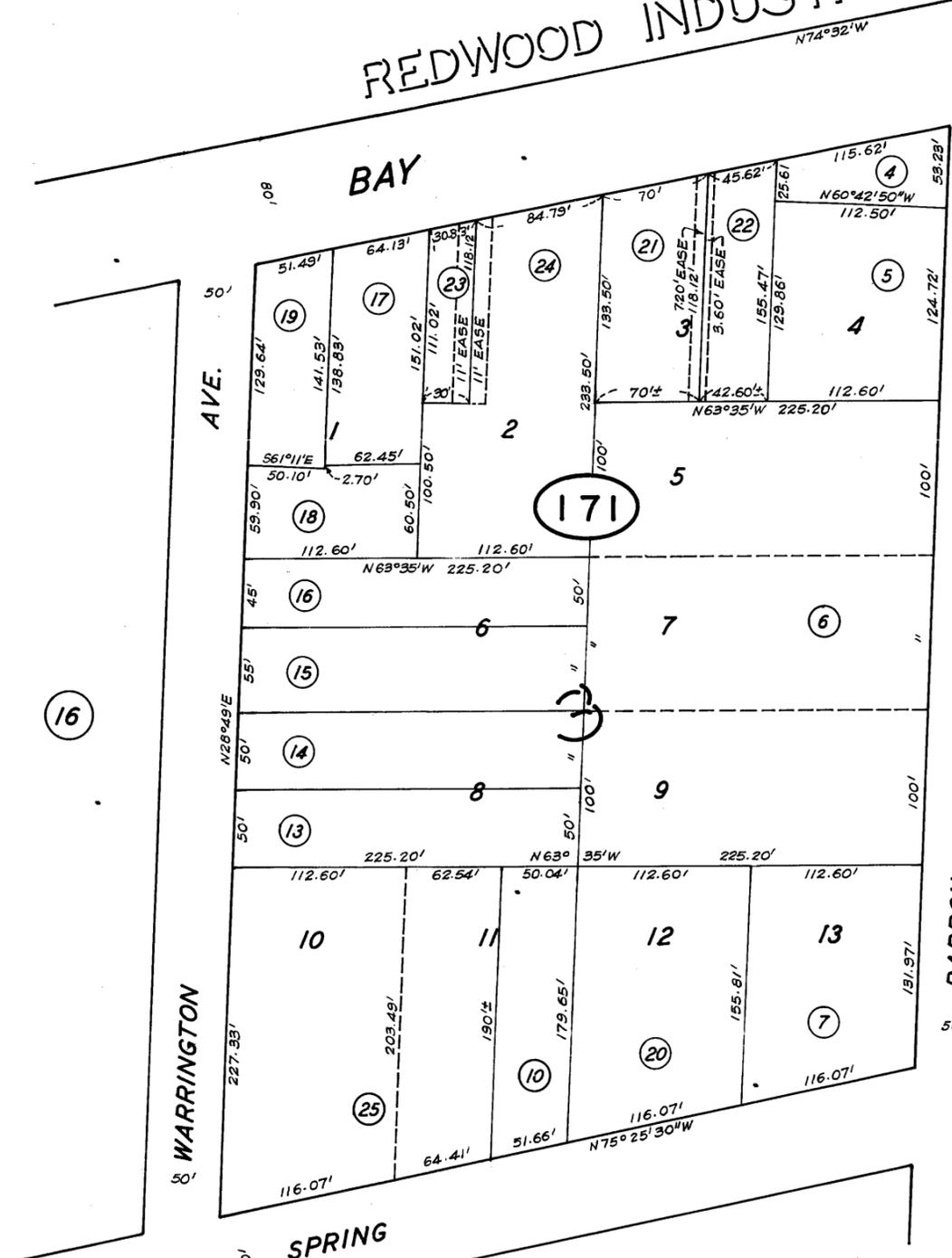
- A. Parcel Map
- B. Lot Coverage Map
- C. Project Plans

CJM;jlh – CJMBB0244_WJU.DOCX
_NFOCC SR Template (4-14-17).dotx

TAX CODE AREA _____

54-17

REDWOOD INDUSTRIAL TRACT NO. 2 ROAD



SWEENEY RANCH BK-55 8

Attachment A



SCOPE OF WORK

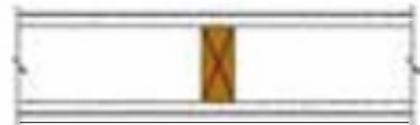
MANAGER'S QUARTERS

1. New Sheetrock, Primer & Paint
2. New Laminate Floor
3. New Electrical Receptables
4. Install Recessed LED Can Lights
5. Install New Electrical Switches
6. Refinish Bathroom, Living area & Bedroom
7. INew Appliances, Cabinets, Counter tops & Fixtures
8. New Cook top
9. New 200 AMP Electrical Panel located in the Storage Room

1- HOUR FIRE WALL SPECIFICATIONS

Gypsum Board Partitions-Wood Framing (load-bearing) (cont'd) (CAD FILE NAME **GOLDH.DWG** OR **GOLDH.DXF**)

No.	Fire Rating	Ref.	Design No.	Description
FIRE – SOUND				
3	1 hr.	UL GA	U309 WP 3510	(Qty. 2) - 5/8" (15.9mm) Fire-Shield Gypsum Board nailed to one side (LAUNDRY ROOM SIDE) 2 X 4 studs, 16" o.c.



Redwood Trailer Village PLN2017-00061

APN: 054 – 171 – 060

Owner: Troy Adams

855 Barron Avenue

Redwood City, CA 94063

By: Kelly Cady
5/11/2017
USE PERMIT
Scope of Work

PAGE 1

N



1. This use permit will include the entire mobile home park. The following info is required:

66,900 SF PARCEL

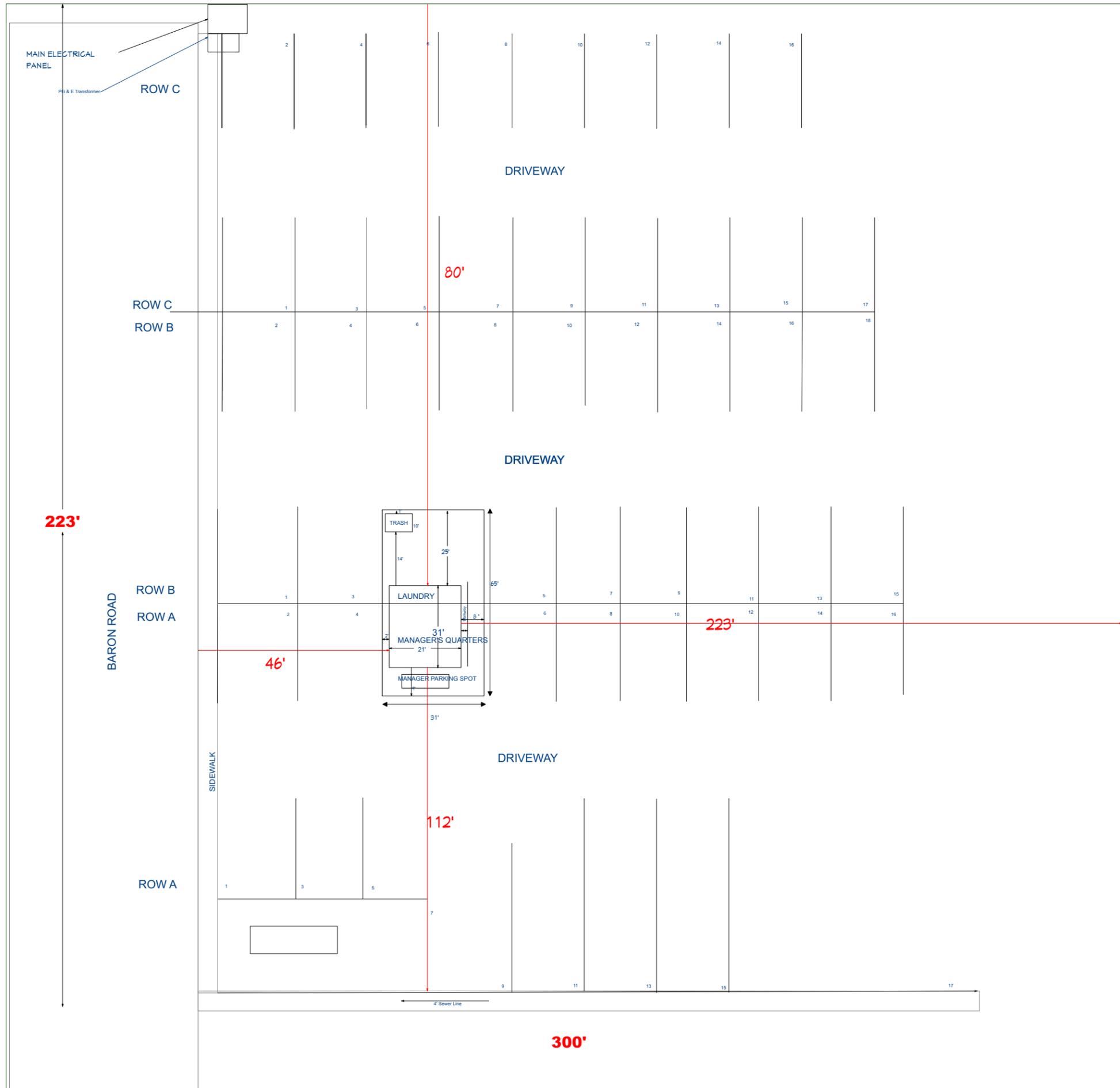
parcel size	223' X 300'
total # of spaces	51
# available spaces	0
# occupied spaces	50 (1 model)
# of short term spaces (if any)	0

- Show setbacks of structure on site plan.
- Submit complete elevations. Include height of structure. 14'

Questions from Department of Public Works:

- Is the trash collection area going to be removed? No
- If so, how is the trash going to be managed? N/A
- Is there daily pick ups? No. Trash is collected 1 time per week.

1/16 INCH = 1 FT.

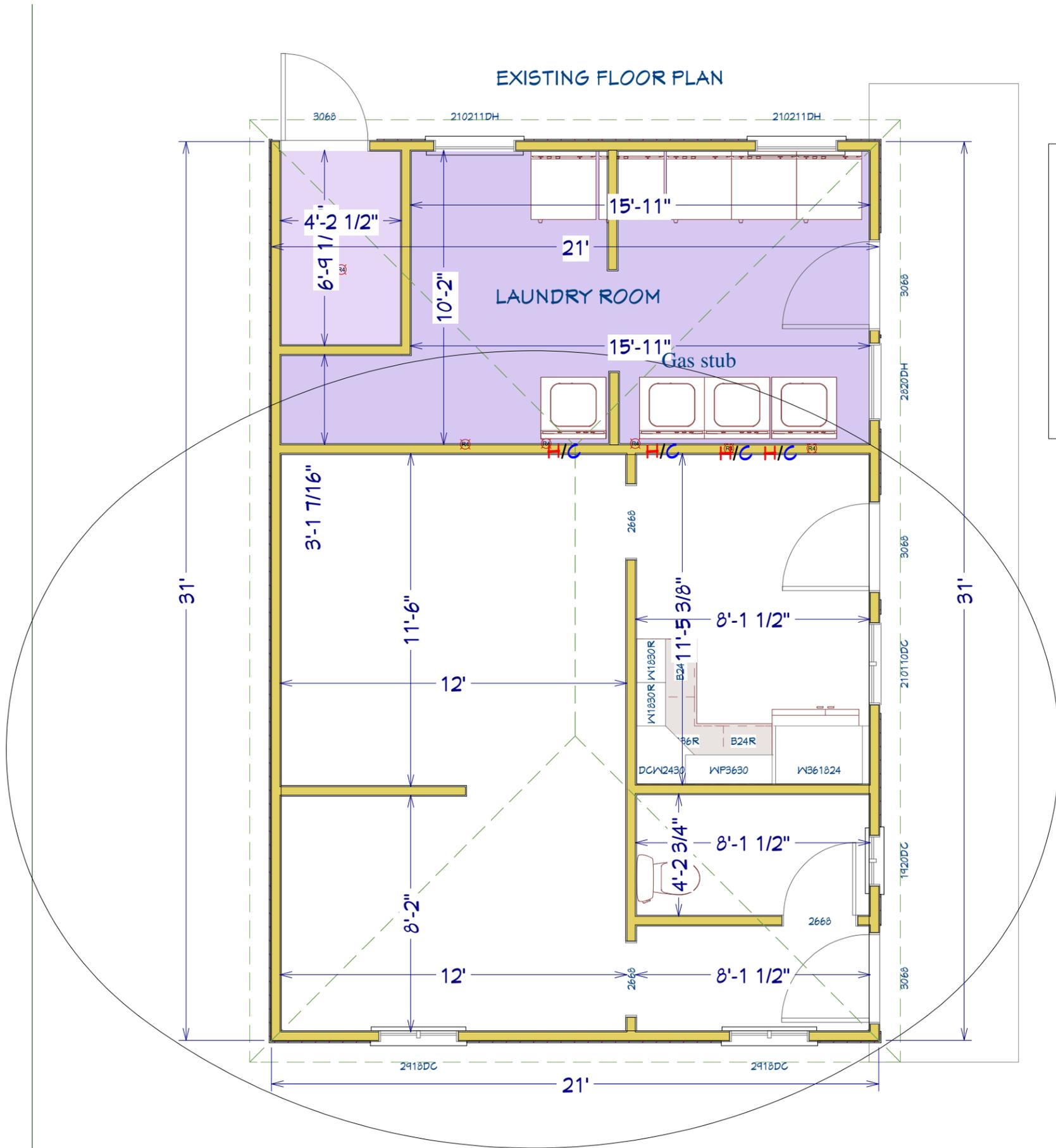


PLN 2017-00061

APN NO: 054 171 060
 Redwood Trailer Village
 Owner: Troy Adams
 855 Barron Avenue
 Redwood City, CA 94063

By: Kelly Gady
 5/11/2017
 USE PERMIT
 Site Plan

Page 4



*** PLEASE NOTE ***

LAUNDRY ROOM IS UNDER SEPERATE PERMIT
 BLD 2017-00871

MANAGER'S QUARTERS

PLN2017-00061

APN: 054 – 171 – 060

Owner: Troy Adams

855 Barron Avenue

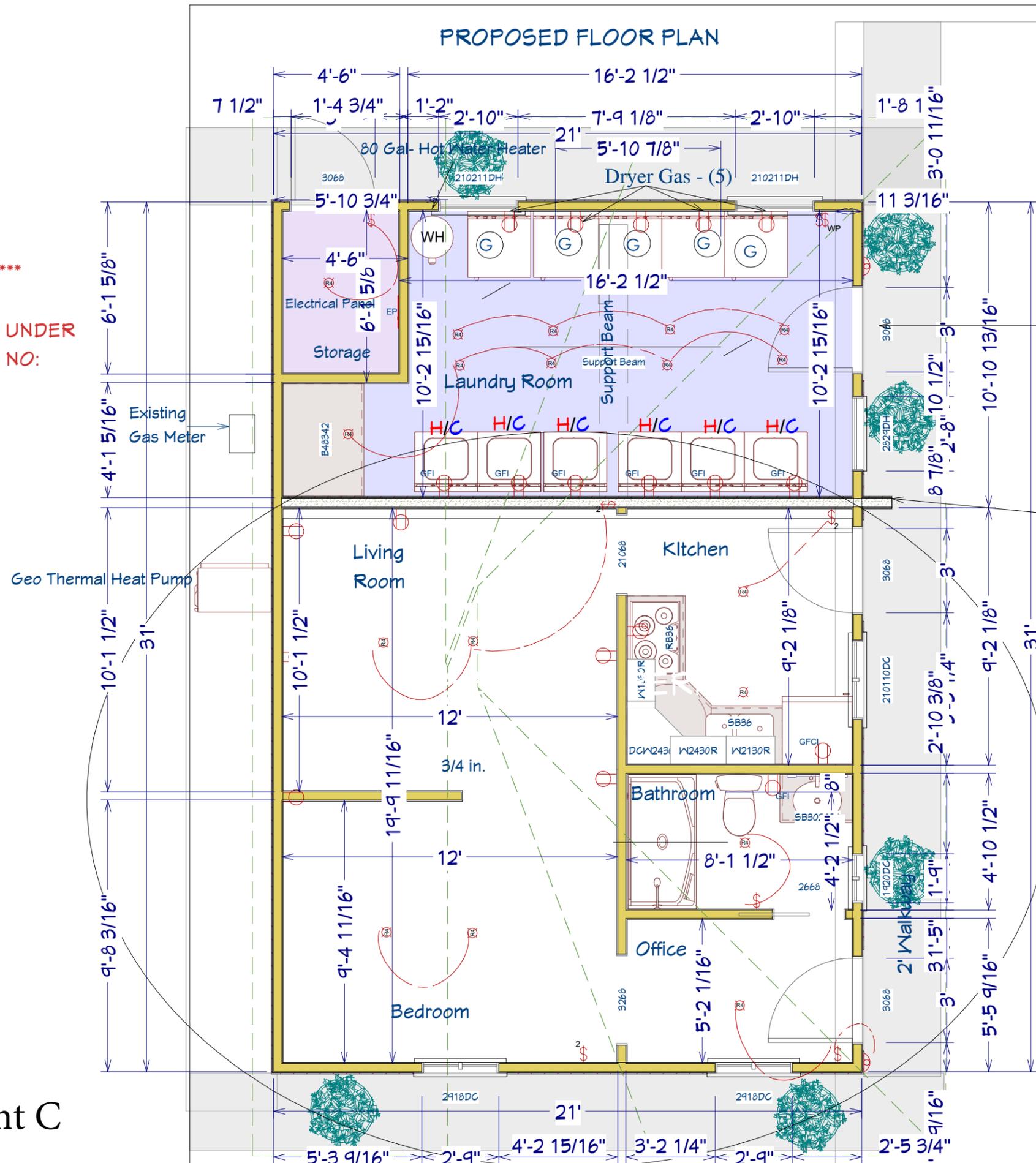
Redwood City, CA 94063

By: Kelly Cady
 5/10/17
 USE PERMIT
 Existing Floor Plan



*** PLEASE NOTE ***

LAUNDRY ROOM IS UNDER SEPERATE PERMIT NO: BLD 2017-00871



NOTES:

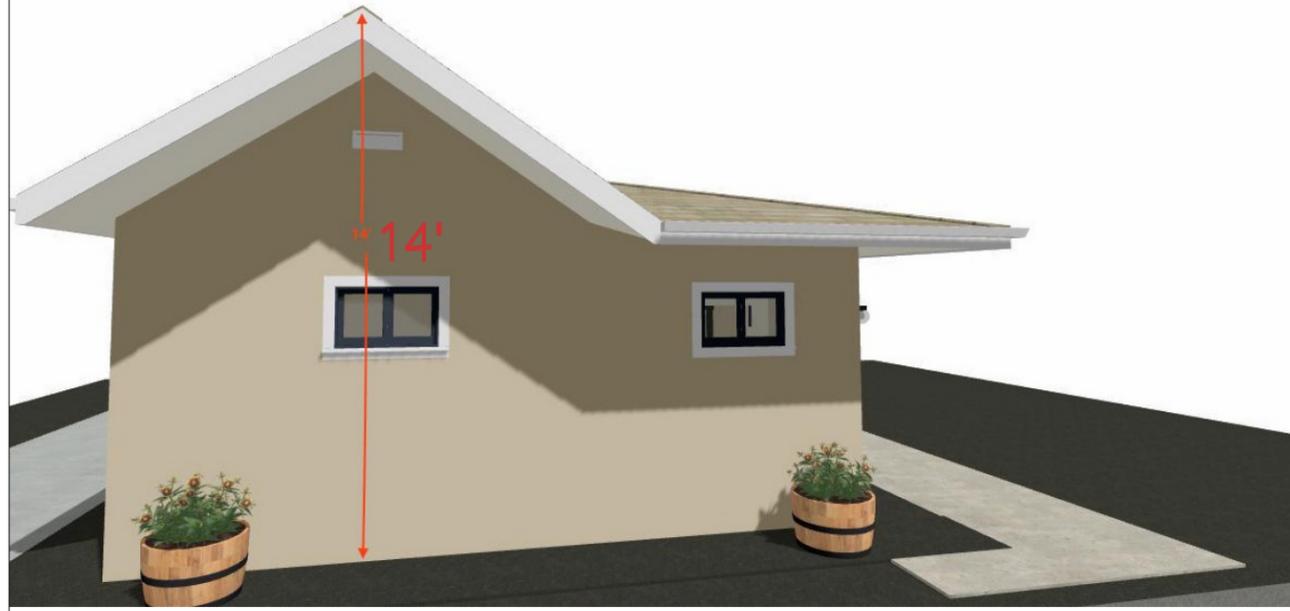
Wood Frame Walls	R-13
Wood Frame Attic	R-19
Panel AMP Size	200 amp

1-Hour Fire Wall (**SEE SCOPE OF WORK**)

APN: 054 - 171 - 060
 Owner: Troy Adams
 855 Barron Avenue
 Redwood City, CA 94063

By: Kelly Cady
 5/11/17
 Proposed Floor Plan

FRONT ELEVATION



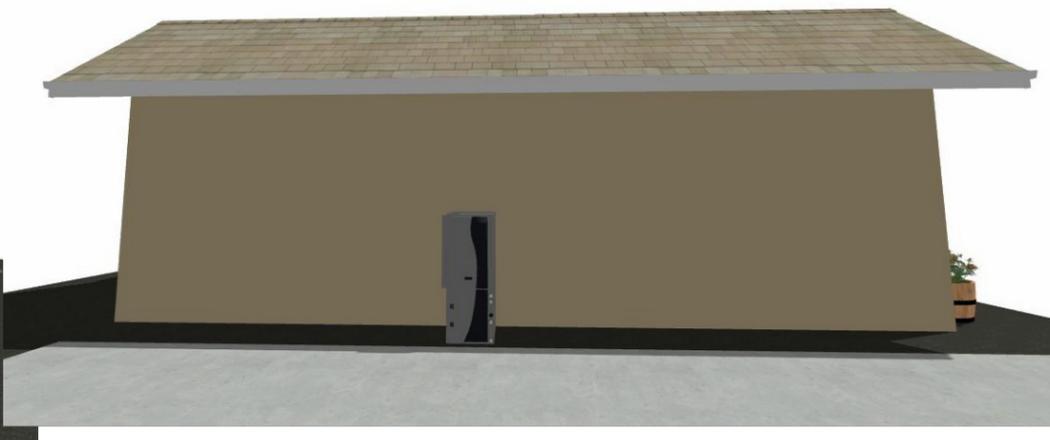
REAR ELEVATION



SIDE RIGHT ELEVATION



SIDE LEFT ELEVATION



Redwood Trailer Village PLN2017-00061

APN: 054 – 171 – 060

Owner: Troy Adams

855 Barron Avenue

Redwood City, CA 94063

By: Kelly Cady
5/11/2017
USE PERMIT
ELEVATIONS

PAGE 5