

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

DATE: August 3, 2017

TO: Zoning Hearing Officer

FROM: Planning Staff

SUBJECT: Consideration of a Use Permit pursuant to Sections 6120 and 6261 of the County Zoning Regulations to convert an office into a manager's residential unit and a parking exception to allow one uncovered parking space where one covered parking space is required for the 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.

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. A residential use is an allowed use in the C-2 Zoning District subject to the issuance of a Use Permit. 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 along with 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 Zoning Hearing Officer approve the Use Permit, County File Number PLN 2017-00061, by making the required findings and adopting the conditions of approval listed in Attachment A.

BACKGROUND

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

Applicant: Kelly Cady

Owner: Troy Adams, Way Out West Communities Corporation

Location: 855 Barron Avenue, Redwood City

APN: 054-171-060

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

Sphere-of-Influence: Redwood City

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. Historically, a manager's unit has been located at a rental space within the mobile home park. Since the mobile home park is considered a legal non-conforming use, the conversion of a portion of the existing building from an office into a manager's residential unit is considered a minor upgrade of a non-conforming use as the residential use is being relocated. The mobile home park currently 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. Only 35 parking spaces are currently being used for parking. Several tenants have converted their assigned parking spaces into illegal 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 (M-1). A nearby mobile home park is located one block away at 730 Barron Avenue.

Chronology:

<u>Date</u>	<u>Action</u>
1948	- The mobile home park use was approved and established on subject parcel. At this time, the parcel was zoned M-1 (Light Industrial District). Mobile home parks were not a prohibited use and a use permit was not required.
1950s	- Parcel was rezoned to C-2 (General Commercial District), thus establishing the mobile home park as a legal non-conforming use. Mobile home parks are an allowed use in the C-2 Zoning District subject to the issuance of a use permit.
February 22, 2017	- Subject Use Permit application, PLN 2017-00061, submitted.
May 10, 2017	- Application deemed complete.
May 25, 2017	- North Fairs Oaks Community Council meeting.
August 3, 2017	- Zoning Hearing Officer public 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 C of this report). As discussed previously, several tenants have converted their assigned parking spaces into illegal mobile home additions and covered and uncovered patios which have contributed to the property exceeding the maximum lot coverage allowed. The owner is currently working with the County to address the violations associated with this mobile home park, including compliance with lot coverage. The proposed manager's residential unit will not impact lot coverage as it will be located within an existing building already on the property.

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.

B. ENVIRONMENTAL REVIEW

This project is categorically exempt pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) related to the minor alteration of an existing structure with no expansion to the existing use.

C. REVIEW BY THE NORTH FAIR OAKS COMMUNITY COUNCIL

On May 25, 2017, the proposed project was presented to the North Fair Oaks Community Council (NFOCC). Six council members were present and a motion to recommend approval to the Zoning Hearing Officer was passed by a majority vote. Five council members voted for approval and one council member voted for denial of the proposed project. A discussion of the concerns and comments of the Council followed by Staff's response to each are listed below.

Concern No. 1: The Council expressed concerns about the issues raised by current tenants of the mobile home park at the NFOCC meeting regarding the electricity and laundry room in the mobile home park. Two tenants stated that there are several blackouts every week spanning the entire mobile home park. Four tenants stated that the laundry room does not have enough space to accommodate more washers and dryers or to allow multiple tenants to use the facilities at the same time. The Council was concerned that the current proposal will not address these issues. They were also concerned that these issues would

not be resolved in a reasonable amount of time and that there was no guarantee that they would be resolved.

Staff's Response: As stated by Planning Staff at the NFOCC meeting, the current proposal does not include the laundry room or electricity upgrades of the mobile home park. The renovations for the laundry room are under a separate building permit (building permit no. BLD2017-00871) that will be reviewed and issued by the Building Inspection Section. The applicant, who is also the contractor for the building permit for the laundry room, stated at the NFOCC meeting that the partition walls in the laundry room will be removed and the storage room inside the laundry room will be smaller to make more space available. The owner stated at the NFOCC meeting that the building permit for the laundry room includes upgraded washers and dryers that will be configured to make space available for tenants to utilize the space more efficiently. The Building Inspection Section will ensure the laundry room complies with the California Building Code and all other applicable regulations with inspections required for the building permit.

The owner stated at the NFOCC meeting that the electrical panel of the mobile home park was recently upgraded. However, he cannot turn on the upgraded electrical panel until the outstanding violations associated with the mobile home park are resolved. Additionally, some tenants have contributed to the electricity problem by using appliances that are not allowed in mobile homes.

County Staff from the County Manager's Office, County Counsel, Department of Housing, and the Planning and Building Department are working with the owner on resolving the issues in the mobile home park. Please see Staff's Response to Concern No. 3 below in this report regarding a report requested to update the Council on the progress of this initiative.

Concern No.2: The Council expressed concerns about the size of the manager's residential unit. With only one bedroom and a section of the residential unit that will be used as an office for the manager, the Council was concerned that the residential unit would not be adequate enough to support the manager and other family members. They requested additional information from the owner as to why the office space in the existing building on the property was selected instead of the unoccupied model home on the property.

Staff's Response: As stated by the owner at the NFOCC meeting, the current manager of the mobile home park is expected to be living in the proposed manager's residential unit. The owner confirmed with the manager that the size is adequate for his family. Future managers of the mobile home park would have to consider the size of the space before deciding to take on the position. The owner also stated that the model home is another opportunity to provide affordable housing. However, the model home requires the upgraded electrical panel discussed above in Concern No. 1 of this report which cannot be used until the

violations associated with the mobile home park are resolved. The owner plans to convert the model home into a rental space in the future.

Concern No. 3: The Council expressed concerns at the NFOCC meeting about the manager’s residential unit potentially impacting the future plans to address the ongoing issues in the mobile home parks in the County such as the issues raised for this mobile home park. Several comments from the public included that there was no guarantee that this proposed project would benefit the tenants or improve the conditions in the mobile home park. The Council requested a report be presented to them at a future date on the progress of the mobile home park initiative that the County Manager’s Office, County Counsel, Department of Housing, and Planning and Building Department are collaboratively working on.

Staff’s Response: As discussed in Staff’s Response to Concern No. 1 above, the owner is working with the County to address the violations associated with this mobile home park. The proposed project is separate from the County mobile home park initiative, but is expected to help with the ongoing issues in this mobile home park. Assistant County Manager, Mike Callagy, stated at the NFOCC meeting that the proposed project is not expected to impact the future plans associated with this initiative. Mr. Callagy also stated that a report on the progress of the mobile home park initiative will be made by the Deputy County Manager, Peggy Jensen, at a future NFOCC meeting at a later date as requested by the Council.

D. REVIEWING AGENCIES

	Approve	Conditions	Deny
Building Inspection Section	X	X	
Department of Public Works	X		
Redwood City Fire Department	X	X	

ATTACHMENTS

- A. Conditions of Approval
- B. Parcel Map
- C. Lot Coverage Map
- D. Project Plans

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County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2017-00061

Hearing Date: August 3, 2017

Prepared By: Carmelisa Morales
Project Planner

For Adoption By: Zoning Hearing Officer

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That this project is categorically exempt from environmental review, per Class 1, Section 15301, of the California Environmental Quality Act (CEQA) Guidelines for the minor alteration of an existing structure with negligible or no expansion to the existing use.

Regarding the Use Permit, Find:

2. That the establishment, maintenance, and/or conducting of the use will not, under the circumstances of this 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, as the project parcel is not located within the Coastal Zone and the proposed project generates negligible impacts on adjacent parcels and the surrounding neighborhood. The proposed manager's residential unit will benefit the operation of the mobile home park by allowing the manager to live on-site and be readily available to assist tenants. The proposed project will also include one uncovered parking space which will provide convenience to the manager as it will be within close proximity of the proposed residential unit.

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 August 3, 2017. Minor revisions or modifications 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 use permit shall be for the proposed project only. Any change or change in intensity of use shall require an amendment to the use permit. Amendment to this use permit requires an application for amendment, payment of applicable fees, and consideration at a public hearing.
3. This permit shall be valid for ten (10) years until August 3, 2027. If the applicant seeks to renew this permit, renewal shall be applied for six (6) months prior to expiration with the Planning and Building Department and shall be accompanied by the renewal application and fee applicable at that time. Renewal of this permit shall be considered at a public hearing.
4. This permit shall require an administrative review one year from the date of final approval. The property owner shall submit to Planning Staff a written report summarizing the efforts and progress made to resolve the building violations and health and safety issues associated with the property. This report will be reviewed by Planning Staff and all applicable agencies and departments. A report summarizing the submitted materials and review of the mobile home park at that time will also be forwarded to the North Fair Oaks Community Council.
5. This permit does not allow for the removal of any trees. Removal of any trees with a diameter equal to or greater than 12 inches as measured 4.5 feet above the ground shall require a separate tree removal permit.
6. Once a use permit is obtained, the applicant shall obtain a building permit, build in accordance with the approved plans, and shall adhere to all requirements from the Building Inspection Section, the Department of Public Works, and the respective Fire Authority.
7. The applicant shall include an erosion and sediment control plan on the plans submitted for the building permit. This plan shall identify the type and location of erosion control devices to be installed upon the commencement of construction in order to maintain the stability of the site and prevent erosion and sedimentation off-site. A separate tree protection plan may also be required as part of the building permit. Species and size of trees shall be indicated on the plan (size shall be measured by dbh method).
8. To reduce the impact of construction activities within the public right-of-way and/or on neighboring properties, the applicant shall ensure that no construction-related vehicles impede through traffic along Barron Avenue and other public right-of-ways.
9. Road access shall be designed, constructed, and maintained over the life of the project to avoid erosion, as well as to minimize sedimentation in nearby streams.
10. The applicant is responsible for ensuring that all contractors minimize the transport and discharge of pollutants from the project site into water bodies by

adhering to the San Mateo Countywide Stormwater Pollution Prevention Program “General Construction and Site Supervision Guidelines,” Items 8.a through 8.l, below.

Additionally, the applicant shall apply for a National Pollutant Discharge Elimination System (NPDES) permit from the Central Coast Region State Water Resources Quality Control Board. A copy of this permit shall be submitted to the Planning Department and the Department of Public Works.

- a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30. Stabilizing shall include both proactive measures, such as the placement of hay bales or coir netting, and passive measures, such as revegetating disturbed areas with plants propagated from seed collected in the immediate area.
- b. Storing, handling, and disposing of construction materials and wastes properly, so as to prevent their contact with stormwater.
- c. Controlling and preventing the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- d. Using sediment controls or filtration to remove sediment when dewatering site and obtaining all necessary permits.
- e. Avoiding cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- f. Delineating with field markers clearing limits, easements, setbacks, sensitive or critical areas, buffer zones, trees, and drainage courses.
- g. Protecting adjacent properties and undisturbed areas from construction impacts using vegetative buffer strips, sediment barriers or filters, dikes, mulching, or other measures as appropriate.
- h. Performing clearing and earth-moving activities only during dry weather.
- i. Limiting and timing applications of pesticides and fertilizers to prevent polluted runoff.
- j. Limiting construction access routes and stabilizing designated access points.
- k. Avoiding tracking dirt or other materials off-site; cleaning off-site paved areas and sidewalks using dry sweeping methods.

- I. The contractor shall train and provide instruction to all employees and subcontractors regarding the construction best management practices.
11. Construction equipment shall comply with the County's Energy Efficiency Climate Action Plan (EECAP) for construction vehicle idling as applicable considering the sensitive nature of the project area. Specifically, Bay Area Air Quality Management District Best Management Practices for Mitigating Criteria Air Pollutants and Precursors:
 - a. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be two times per day.
 - b. All haul trucks transporting soil, sand, or other loose material off-site shall be covered.
 - c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day.
 - d. All vehicle speeds on unpaved roads shall be limited to 15 miles per hour.
 - e. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). Clear signage shall be provided for construction workers at all access points.
 - f. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified visible emissions evaluator.
 - g. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
12. 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).

Building Inspection Section

13. The proposed project shall be designed and constructed based on the current California Building Standards, Title 24. At the time of this review, the current standards are the 2016 version.

14. The water heater vent shall terminate a minimum of 4 feet from the property line.
15. A single water heater shall not be used for both the laundry and residence.
16. Fire sprinklers are required throughout the building for this project.
17. A 1-hour separation wall between the laundry and residence is required.
18. Light and ventilation for the residence shall be provided.
19. The size of the drain/sewer shall be verified.
20. A line diagram for water, drain waste and vent, and gas piping shall be submitted with the building permit application for this project.
21. Energy compliance documentation shall be submitted for both occupancies with the building permit application for this project.
22. The current roof is a flat roof. The proposed elevation in the project plans shows a pitched roof. If the roof will be changed, structural plans shall be submitted with the building permit application for this project.

Redwood City Fire Department

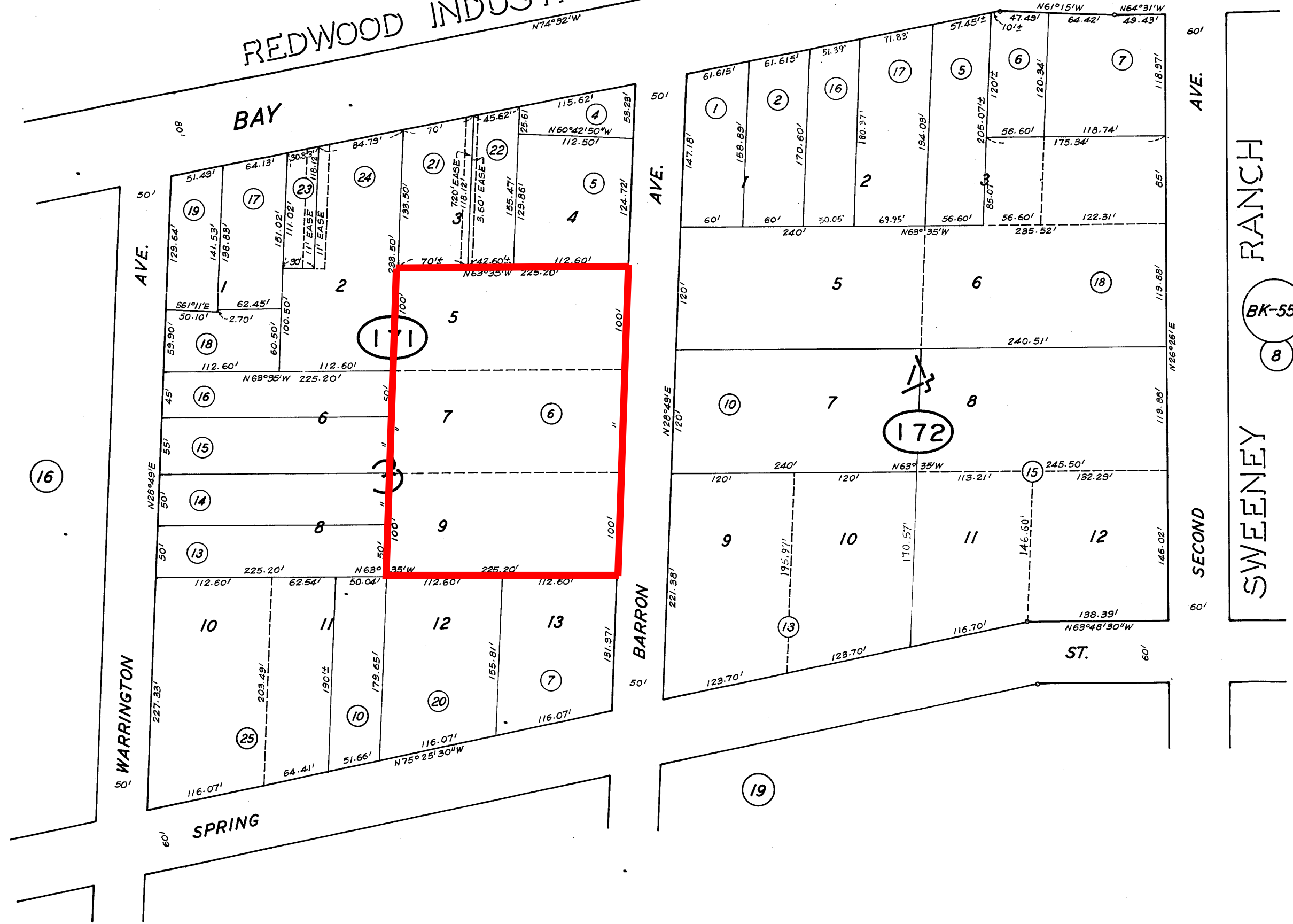
23. Smoke detectors and fire extinguishers are required to be installed for this project.

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TAX CODE AREA _____

54-17

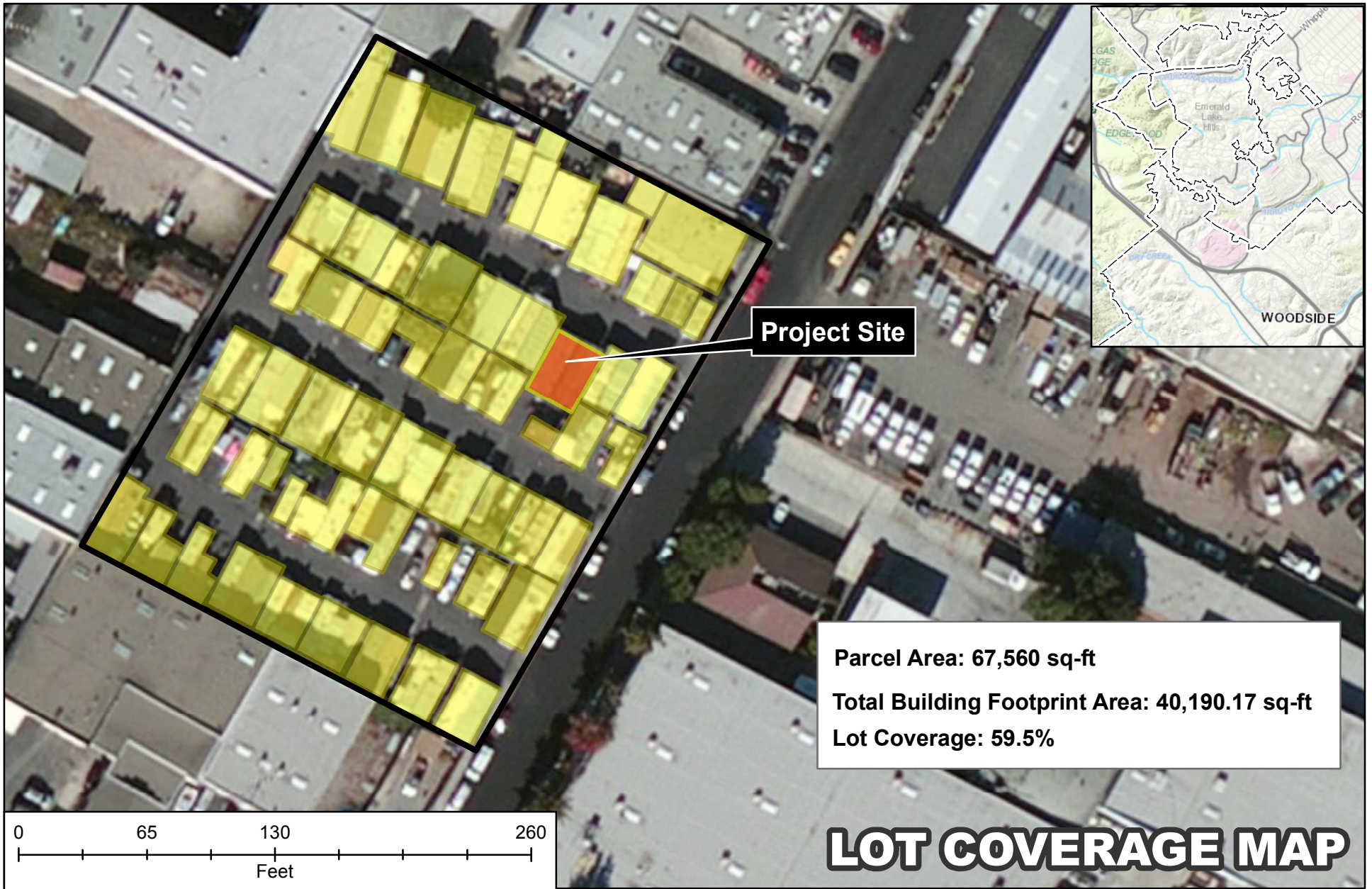
REDWOOD INDUSTRIAL TRACT NO. 2 ROAD



ASSESSOR'S MAP COUNTY OF SAN MATEO, CALIF.

DUMBARTON ACRES PTN. OF- RSM 16/08

Attachment B



Attachment C

SCOPE OF WORK

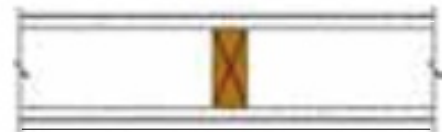
MANAGER'S QUARTERS

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

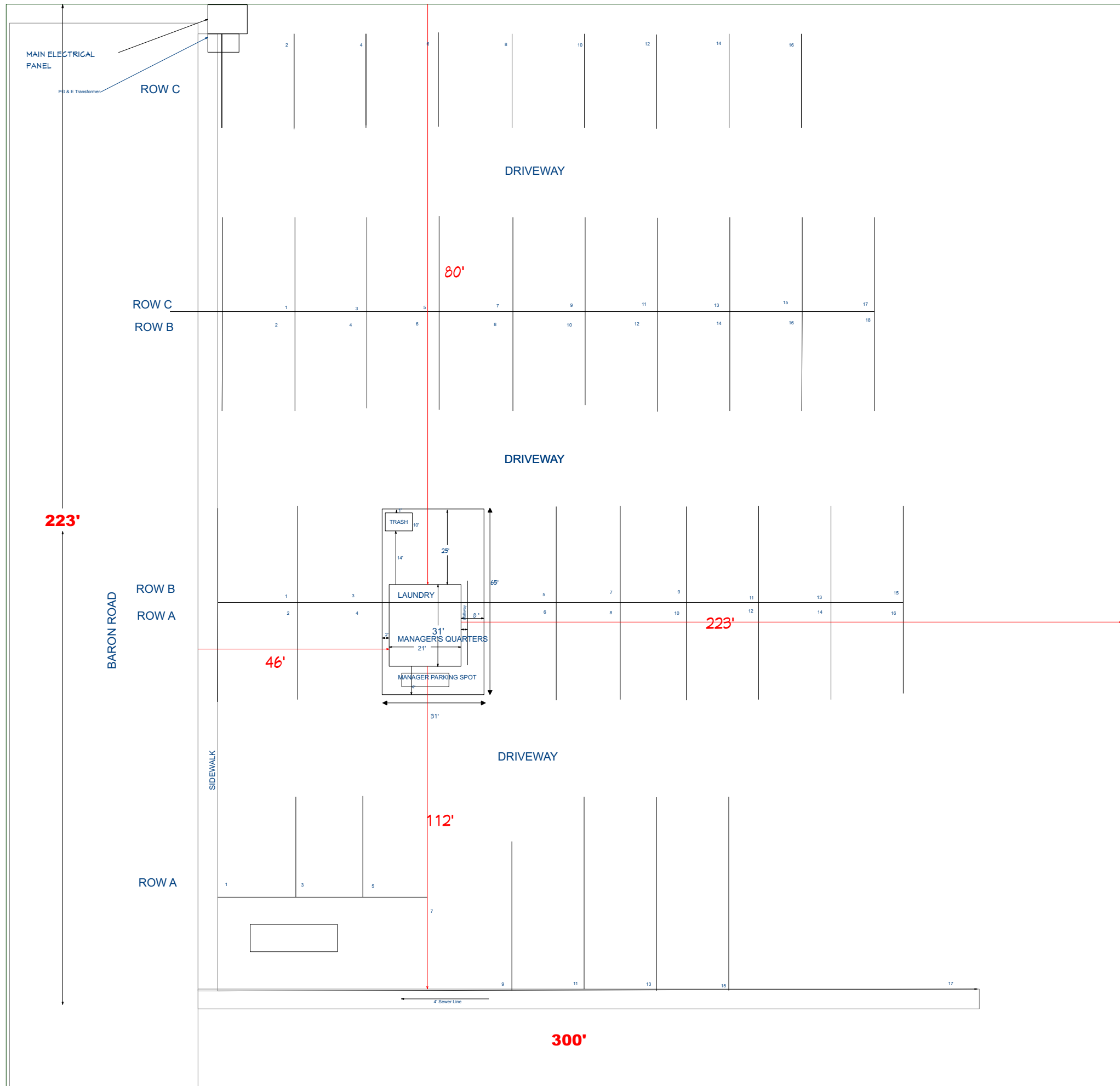
parcel size	223' X 300'
total # of spaces	51
# available spaces	0
# occupied spaces	50 (1 model)
# of short term spaces (if any)	0

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

Questions from Department of Public Works:

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

1/16 INCH = 1 FT.

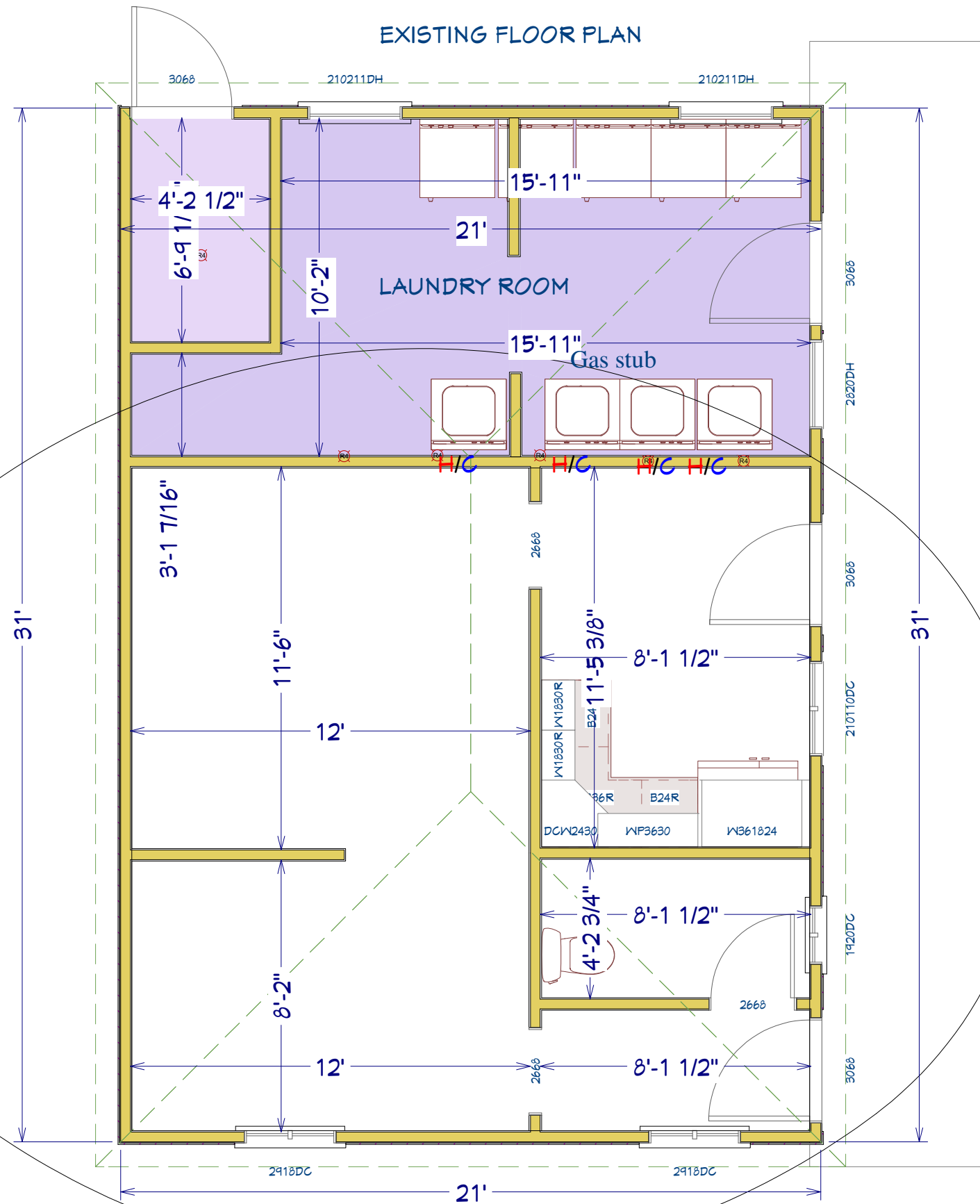


PLN 2017-00061

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

Attachment D



*** PLEASE NOTE ****

LAUNDRY ROOM IS UNDER SEPERATE PERMIT
BLD 2017-00871

MANAGER'S QUARTERS

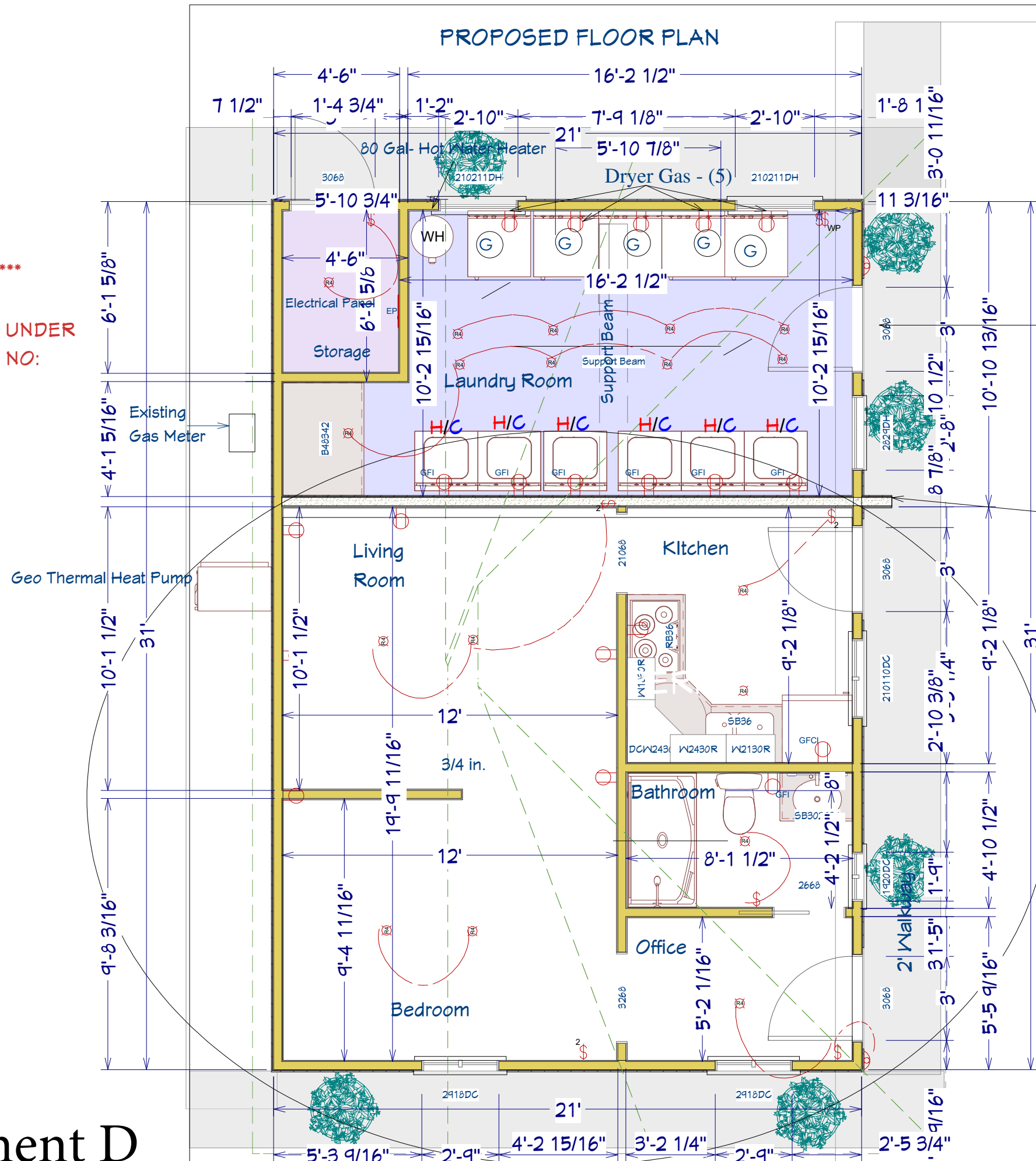
APN: 054 - 171 - 060
 Owner: Troy Adams
 855 Barron Avenue
 Redwood City, CA 94063

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



*** PLEASE NOTE ***

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



NOTES:

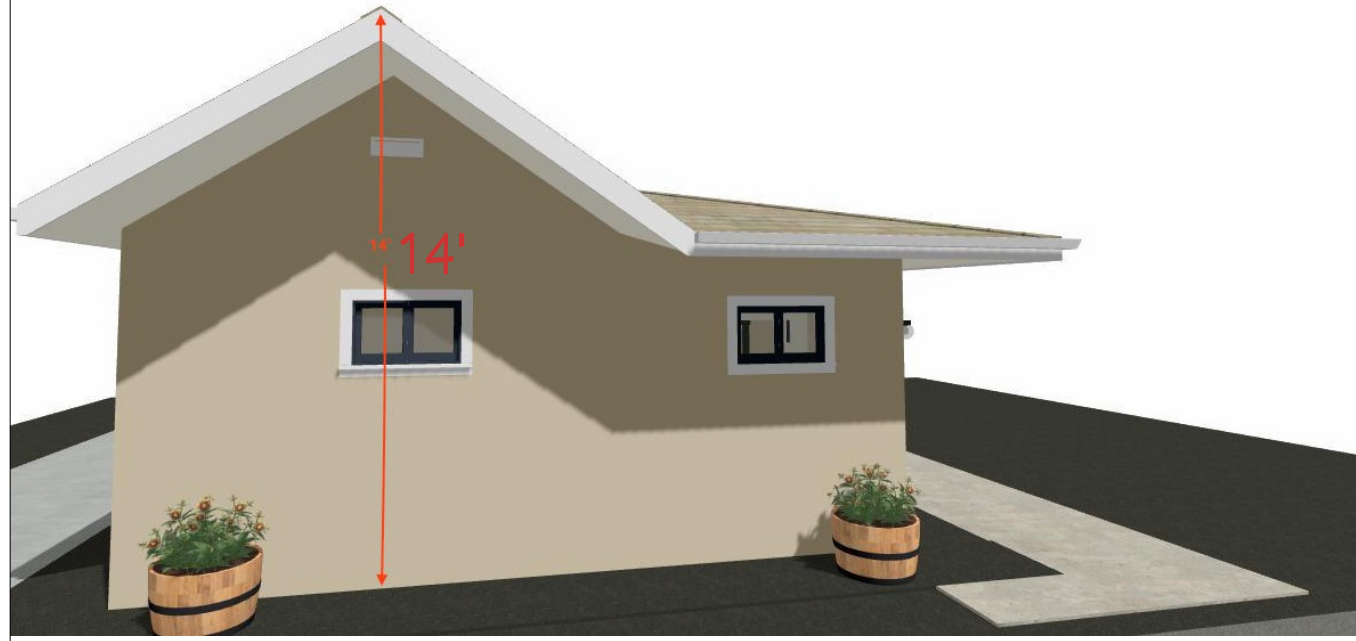
Wood Frame Walls	R-13
Wood Frame Attic	R-19
Panel AMP Size	200 amp

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

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5/11/2017
USE PERMIT
ELEVATIONS