

City of Burlingame

Special Permit

Item No. 7a
Consent Calendar

Address: 1328 Capuchino Avenue

Meeting Date: February 25, 2019

Request: Application for Special Permit for a reduction in the number of parking spaces existing on site (from a detached two-car garage to a detached one-car garage) for a first floor addition and remodel.

Applicant and Architect: James Neubert Architects

APN: 026-285-210

Property Owners: Hari and Depali Abhyankar

Lot Area: 6,000 SF

General Plan: Low Density Residential

Zoning: R-1

Environmental Review Status: The project is Categorically Exempt from review pursuant to the California Environmental Quality Act (CEQA), per Section 15301 (a) which states that interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveniences are exempt from environmental review.

Project Description: The subject property is an interior lot with a single family dwelling and detached two-car garage that contains 2,327 SF (0.39 FAR) of floor area. The applicant is proposing a 218 SF first floor addition at the rear of the house and to reduce the size of the existing two-car detached garage to a one-car detached garage. Demolishing a portion of the existing detached garage allows for the addition to comply with the maximum allowed lot coverage (2,399 SF proposed where 2,400 SF is the maximum allowed). This project would increase the total floor area to 2,335 SF (0.39 FAR), where 3,225 SF (0.54 FAR) is the maximum allowed. The project is 890 SF below the maximum allowable floor area.

With this application, the number of bedrooms will be increasing from three to four. Two parking spaces, one of which must be covered, are required for a four-bedroom house. For existing conditions, a garage with at least 18' x 18' clear interior dimensions provides two covered spaces and a garage with 9' x 18' clear interior dimensions provides one covered space. Currently, there are three spaces provided on site (two covered spaces in detached garage and one uncovered in the driveway). To comply with lot coverage regulations, the applicant is proposing to reduce the size of the existing detached two-car garage (18'-9" wide x 19'-5" deep clear interior dimensions) to a one-car garage (10' wide x 18' deep clear interior dimensions) since only one covered space is required for the project (10' x 18' clear interior dimensions required). The other required space is provided in the driveway.

Reducing the amount of on-site parking from three spaces (2 covered, 1 uncovered) to two spaces (1 covered, 1 uncovered) requires approval of a Special Permit. The proposed detached garage is 204 SF in size, has a plate height of 8'-9", and an overall height of 11'-1" above grade, which is in compliance with accessory structure requirements

The applicant is requesting the following application:

- Special Permit for a reduction in the number of parking spaces existing on site (from a detached two-car garage to a detached one-car garage) (C.S. 25.26.035 (b)).

This space intentionally left blank.

1328 Capuchino Avenue

Lot Area: 6,000 SF

Plans date stamped: January 25, 2019

	EXISTING	PROPOSED	ALLOWED/REQUIRED
SETBACKS			
<i>Front:</i>	20'-0"	no change	15'-0" or block average
<i>Side (left):</i>	11'-5"	11'-5" (to addition)	4'-0"
<i>(right):</i>	6'-9"	no change	4'-0"
<i>Rear:</i>	18'-0"	35'-9" (to addition)	15'-0"
Lot Coverage:	2,394 SF 39.9%	2,399 SF 40%	2,400 SF 40%
FAR:	2,327 SF 0.39 FAR	2,335 SF 0.39 FAR	3,224 SF ¹ 0.54 FAR
# of bedrooms:	3	4	---
Off-Street Parking:	2 covered (18'-9" x 19'-5") 1 uncovered (9' x 20')	1 covered (10'-0" x 18'-0") 1 uncovered (9' x 20') ²	1 covered (10'-0" x 18'-0") 1 uncovered (9' x 20") Special Permit required for reduction in # of existing parking spaces
Height:	15'-5"	15'-11" rear addition	30'-0"

¹ (0.32 x 6,000 SF) + 1,100 SF + 204 SF = 3,224 SF (0.54 FAR)

² Special Permit for a reduction in the number of parking spaces existing on-site (CS 25.26.035(b)).

Staff Comments: None

Study Meeting: At the Study meeting on February 11, 2019, the Planning Commission reviewed the proposed request for a Special Permit for reduction of on-site parking. The Commission did not see any issues with reducing the existing two-car detached garage into a one-car detached garage since the required parking for the main dwelling is still being provided. The proposed project was voted on to be placed on the consent calendar (see attached February 11, 2019 Planning Commission Minutes).

Findings for a Special Permit: In order to grant a Special Permit to reduce the number of parking spaces existing on the site, the Planning Commission must find that the following conditions exist on the property (Code Section 25.51.020 a-d):

- (a) The blend of mass, scale and dominant structural characteristics of the new construction or addition are consistent with the existing structure’s design and with the existing street and neighborhood;
- (b) the variety of roof line, facade, exterior finish materials and elevations of the proposed new structure or addition are consistent with the existing structure, street and neighborhood;
- (c) the proposed project is consistent with the residential design guidelines adopted by the city; and

- (d) removal of any trees located within the footprint of any new structure or addition is necessary and is consistent with the city’s reforestation requirements, and the mitigation for the removal that is proposed is appropriate.

Special Permit Findings (Reducing On-site Parking): That the proposed single-car garage complies with the code requirements for the proposed 4- bedroom house, that no existing landscaping is to be eliminated, that the proposed remodel will not substantially alter the envelope of the existing residence, and that the reconfiguration of the garage door will match the existing character of the main dwelling, the project may be found to be compatible with the special permit criteria listed above.

Planning Commission Action: The Planning Commission should conduct a public hearing on the application, and consider public testimony and the analysis contained within the staff report. Action should include specific findings supporting the Planning Commission’s decision, and should be affirmed by resolution of the Planning Commission. The reasons for any action should be stated clearly for the record. At the public hearing the following conditions should be considered:

1. that the project shall be built as shown on the plans submitted to the Planning Division date stamped January 25, 2019, sheets A1 through A8;
2. that if the structure is altered at a later date and the number of bedrooms is increased, then the Special Permit, as well as any other exceptions to the code granted here, will become void;
3. that any recycling containers, debris boxes or dumpsters for the construction project shall be placed upon the private property, if feasible, as determined by the Community Development Director;
4. that demolition or removal of the existing structures and any grading or earth moving on the site shall not occur until a building permit has been issued and such site work shall be required to comply with all the regulations of the Bay Area Air Quality Management District;
5. that all air ducts, plumbing vents, and flues shall be combined, where possible, to a single termination and installed on the portions of the roof not visible from the street; and that these venting details shall be included and approved in the construction plans before a Building permit is issued;
6. that the project shall comply with the Construction and Demolition Debris Recycling Ordinance which requires affected demolition, new construction and alteration projects to submit a Waste Reduction plan and meet recycling requirements; any partial or full demolition of a structure, interior or exterior, shall require a demolition permit; and
7. that the project shall meet all the requirements of the California Building and Uniform Fire Codes, in effect at time of building permit submittal, as amended by the City of Burlingame.

‘Amelia Kolokihakaufisi
Associate Planner

c. James Neubert Architects, applicant and architect
Hari and Depali Abhyankar, property owners

Attachments:
February 11, 2019 Planning Commission Minutes
Application to the Planning Commission
Special Permit Application
Planning Commission Resolution (proposed)
Notice of Public Hearing – Mailed February 15, 2019
Area Map