

City of Burlingame

Special Permit

Item No. 6a
Study Item

Address: 1328 Capuchino Avenue

Meeting Date: February 11, 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

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 an attached two-car garage to an attached one-car garage) (C.S. 25.26.035 (b)).

1328 Capuchino Avenue

Lot Area: 6,000 SF

Plans date stamped: January 25, 2019

	EXISTING	PROPOSED	ALLOWED/REQUIRED
SETBACKS			
Front:	20'-0"	no change	15'-0" or block average
Side (left):	11'-5"	11'-5" (to addition)	4'-0"
(right):	6'-9"	no change	4'-0"
Rear:	18'-0"	35'-9" (to addition)	15'-0"
Lot Coverage:	2,394 SF	2,399 SF	2,400 SF

	EXISTING	PROPOSED	ALLOWED/REQUIRED
	39.9%	40%	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

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.

'Amelia Kolokihakaufisi
Associate Planner

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

Attachments:

Application to the Planning Commission
Special Permit Application
Notice of Public Hearing – Mailed February 1, 2019
Area Map