

City of Burlingame

Special Permit

Address: 1125 Oxford Road

Meeting Date: February 11, 2019

Request: Application for 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) for a first floor renovation.

Applicant and Architect: James Neubert Architects

APN: 025-252-210

Property Owners: Christina and Vishal Jangla

Lot Area: 6,000 SF

General Plan: Low Density Residential

Zoning: R-1

Project Description: A Notice of Violation was issued on the subject property in April 2018 for converting an attached two-car garage to living space without Planning and Building Division approval. This Notice of Violation was issued to the prior property owners. The current property owners purchased the subject property in June 2018 and are now requesting a Special Permit to reduce the number of parking spaces on site, by modifying the garage conversion to provide one covered off-site parking space where there were previously two spaces.

The existing house is two stories and has four bedrooms with 2,712 SF (0.45 FAR) of floor area. The house included a two-car attached garage and sometime between August 2016 and January 2018 the two-car attached garage was entirely converted to living space. Currently, the garage is used as a family room and is integrated into the floor plan of the living space of the house. There are four bedrooms, and the bedroom count would not change with this application. Two parking spaces, one of which must be covered, are required for a four bedroom house.

This application includes converting the non-permitted living space in the former garage to a one-car attached garage (10' W x 20'-0" D clear interior dimensions) where there were previously two covered spaces. Code Section 25.26.035(b) requires a Special Permit to reduce the number of parking spaces existing on site from three spaces (2 covered and 1 uncovered spaces) to two spaces (1 covered and 1 uncovered spaces). The remaining area, which provided the second covered parking space, would be retained for use as a den. One uncovered space would be provided in the driveway. Therefore, the proposed project complies with off-street parking requirements.

The existing driveway is approximately 18'-6" wide and could accommodate two vehicles, however Code Section 25.70.025(c)(1) prohibits vehicles parking between a structure and a front property line except in a garage, driveway or other approved parking. The new front façade includes two wood barn style doors, but the right side doors would lead to a den and not a parking space, although it would appear as two garage doors from the street. This space may be left as is, with only one uncovered parking space allowed to be parked, or the space can be converted to landscaping or a patio area.

The proposed project also includes a 51 SF single story addition at the rear of the house. The addition would in-fill a rear porch for an expanded dining room area. The proposed project is not subject to Design Review because the addition would have a plate height that matches the existing at 8'-4". Since there is no change to the location or expansion of the attached garage, the garage modification is not subject to Design Review nor is it required to comply with current front setback regulations for an attached garage. All other zoning requirements are met.

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)).

1125 Oxford Road**Lot Area: 6,000 SF****Plans date stamped: January 25, 2019**

| | EXISTING | PROPOSED | ALLOWED/REQUIRED |
|--------------------------------|---|--|--|
| SETBACKS | | | |
| Front (1 st floor): | 32'-1" | no change | 15'-0" or block average |
| (2 nd floor): | 64'-1" | no change | 20'-0" or block average |
| (attached garage): | 32'-1" | no change | 25'-0" |
| Side (left): | 3'-7" | no change | 4'-0" |
| (right): | 4'-0" (to fireplace) | no change | 4'-0" |
| Rear (1 st floor): | 28'-9" | 37'-0" (to addition) | 15'-0" |
| (2 nd floor): | 28'-9" | no change | 20'-0" |
| Lot Coverage: | 2,092 SF 34.8% | 2,144 SF 35.7% | 2,400 SF 40% |
| FAR: | 2,712 SF 0.45 FAR | 2,764 SF 0.46 FAR | 3,020 SF 0.50 FAR |
| # of bedrooms: | 4 | 4 | --- |
| Off-Street Parking: | Prior to unpermitted garage conversion- 2 covered 1 uncovered ² Currently - 0 covered 1 uncovered (9' x 20') ² | 1 covered (10'-0" x 20'-0") 1 uncovered (9' x 20') ² | 1 covered (10'-0" x 20'-0") 1 uncovered (9' x 20') Special Permit required for reduction in # of existing parking spaces |
| Height: | 21'-10" | 15'-1" rear addition | 30'-0" |

¹ (0.32 x 6,000 SF) + 1,100 SF = 3,020 SF (0.50 FAR)

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

Staff Comments: See attached memos from the Building and Engineering divisions.

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.

Catherine Keylon
Senior Planner

c. James Neubert Architects, applicant and architect

Attachments:

Application to the Planning Commission

Special Permit Application

Photographs – before and after

Staff Comments

Notice of Public Hearing – Mailed February 1, 2019

Area Map