

City of Burlingame

Conditional Use Permit

Item No. 8d
Regular Action Item

Address: 2918 Adeline Drive

Meeting Date: August 12, 2019

Request: Application for Conditional Use Permit for a new accessory structure (detached garage) in front of an existing single family dwelling.

Property Owners: Brent and Stephanie Jenkins

APN: 027-111-050

Applicant and Designer: Leslie Jones, Jones Street Design

Lot Area: 94,961 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 15303 (e), which states that construction or conversion of limited numbers of new, small facilities or structures including accessory (appurtenant) structures including garages, carports, patios, swimming pools and fences is exempt from environmental review.

Site Description: The subject property contains an existing one-story single family dwelling with an attached two-car carport and finished basement. The subject property is accessed through a private driveway easement from Adeline Drive through 2910 Adeline Drive. There is also a road easement that runs through the rear of the property, as recorded in the assessor's parcel maps. Mills Canyon Park lies directly behind the property with Mills Creek crossing through a portion of the rear property line. This property is not located within the Hillside Area Construction Permit zone.

Project Description: The site currently has a two-car carport that is attached and located in front of the main dwelling. The applicant is proposing to demolish the existing attached carport and construct a new, detached two-car garage (500 SF) in its place, located in front of the main dwelling. The accessory structure also includes a small work/storage room (122 SF).

Burlingame Municipal Code Section 25.60.010 (d) (Accessory Structures in R-1 and R-2 Districts) states that a detached garage may be built in front of the main building as long as 1) the dwelling was built on the rear 60% of the lot and 2) the dwelling was built prior to January 15, 1954, but not in any portion of the front setback. Since the existing house is not located within the rear 60% of the lot, an application for a Conditional Use Permit is required to construct the detached garage in front of the main dwelling. All other zoning code requirements have been met.

The applicant is requesting the following application:

- Conditional Use Permit for an accessory structure (detached garage) occupying any portion of the lot in front of the main building (C.S. 25.60.010 (d)).

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2918 Adeline Drive
Lot Area: 94,961 SF

Plans date stamped: July 25, 2019

	EXISTING	PROPOSED	ALLOWED/REQ'D
Location of Accessory Structure:	accessory structure (attached carport) is located in front of main dwelling	accessory structure (detached garage) is located in front of main dwelling	accessory structures occupying any portion of the lot in front of main building
Height of Accessory Structure:	7'-8"	13'-0" to highest roof ridge	15'-0" to highest ridge
Lot Coverage:	2,594 SF 2.7%	2,599 SF 2.7%	8,000 SF (max home size) ¹
FAR:	2,453 SF 0.49 FAR	2,653 SF 0.53 FAR	8,000 SF (max home size) ¹

¹ Per Code Section 25.26.070, maximum allowed home size is 8,000 SF.

Staff Comments: Planning staff would note that because of the nature of the request and that the existing carport is being replaced with a detached garage in the same location on the lot, it was determined that this request could be brought forward directly as a Regular Action Item.

Findings for a Conditional Use Permit: In order to grant a Conditional Use Permit, the Planning Commission must find that the following conditions exist on the property (Code Section 25.52.020, a-c):

- (a) The proposed use, at the proposed location, will not be detrimental or injurious to property or improvements in the vicinity and will not be detrimental to the public health, safety, general welfare or convenience;
- (b) The proposed use will be located and conducted in a manner in accord with the Burlingame general plan and the purposes of this title;
- (c) The planning commission may impose such reasonable conditions or restrictions as it deems necessary to secure the purposes of this title and to assure operation of the use in a manner compatible with the aesthetics, mass, bulk and character of existing and potential uses on adjoining properties in the general vicinity.

Suggested Conditional Use Permit Findings: The proposed accessory structure (detached garage) will not be detrimental or injurious to property or improvements in the vicinity as it will provide required off-street parking to current code standards and will replacing an existing carport in the same location on the lot; the proposed use of the structure is consistent with the residential nature of the neighborhood; the proposed structure is consistent with the architectural style of the main dwelling; and that the location of the detached garage in the front of the lot is necessary because of the configuration and the significant downward slope towards the rear of the lot. For these reasons, the project may be found to be compatible with the conditional use 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 July 25, 2019;
2. that if the accessory structure is demolished or the envelope changed at a later date the Conditional Use Permit shall be void or shall be amended to reflect the changes;
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 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
6. 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.

Michelle Markiewicz
Assistant Planner

c. Leslie Jones, Jones Street Design, designer

Attachments:

Application to the Planning Commission
Conditional Use Permit Application
Planning Commission Resolution (Proposed)
Notice of Public Hearing – Mailed August 2, 2019
Area Map