



CITY OF HAYWARD AGENDA REPORT

Meeting Date 10/23/03
Agenda Item 1

TO: Planning Commission

FROM: Carl T. Emura, Associate Planner

SUBJECT: Variance No. PL-2003-0481 – Manuel Maravilla (Applicant/Owner) – Request to Allow a Garage Extension With a 10-Foot Width Where 11-Foot Is Required

The Property is Located at 422 Elmwood Lane in a Single-Family Residential (RS) District

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Find that the proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) guidelines, and
2. Deny the application for the variance.

DISCUSSION:

The property is a typical single-family residential lot, 50 feet wide by 100 feet deep. The approximately 1694 square-foot house (includes garage) was approximately 1032 square feet when constructed in 1950. The increase in size is due to the addition of a 220 square-foot screened porch and a 340 square-foot master bedroom. The house has a kitchen, living room, three bedrooms, two bathrooms, and a screened porch. A 10-foot-wide attached single-car garage is located on the east side of the house and is set back 5 feet from the side property line.

The applicant, Manual Maravilla, proposes to almost double the living space by adding 1000± square feet on a second floor, a 90 square-foot second-story deck toward the rear and a 96 square-foot balcony toward the front, for a total of 1176 square feet. The proposed addition consists of a family room, an “entertainment room,” two bedrooms, a bathroom and a balcony.

In order to add bedrooms or to increase the square footage of the original dwelling by 50 percent or more, a two-car garage is required. The City Council adopted this ordinance in order to reduce parking impacts on the street in many of Hayward’s neighborhoods.

The assumption is that a significant increase in the size of a dwelling or the addition of bedrooms increases the probability that additional vehicles will be associated with the dwelling. Many of Hayward's neighborhoods, including the Elmwood Street neighborhood, were constructed in the 1950s when only a one-car garage was required. The result has been that parking on the streets has become problematic as streets are crowded with parked vehicles and there is limited space for the residents and their guests to park. It was recognized that, with the adoption of the ordinance, not all homeowners would be able to significantly increase the size of their homes or to add bedrooms.

In order to meet the requirements of the ordinance calling for a two-car garage, the applicant is proposing to extend the garage to create a two-car tandem garage. However, the applicant is unable to meet the requirement calling for a minimum interior garage width of 11 feet and requests that he be able to maintain the existing garage width of 10-feet. The applicant indicates that widening the interior garage width to 11-feet would intrude into the dwelling, making the existing small bedroom (9'x 11'-6") too narrow and increasing the cost of construction without providing any proportional benefits.

The Commission recently approved (July 2003) a similar variance for a reduction in the required garage width to 10 feet for a tandem garage extension at 23681 Ronald Lane, which is five blocks away from the subject property. That project involved a 450 square-foot, one-story addition consisting of a family room and a master bedroom. The variance also involved a reduced side yard setback for the garage (3'-6" where 5'-0" is required). In that instance, the rear half of the garage had a width of 11-feet. For subject application, there is no request for a variance to extend the garage into the required side yard.

In staff's opinion, the required finding that "*there are special circumstances applicable to the property*" cannot be made. Also, Elmwood Lane is congested with on-street parking, many of the Elmwood Lane homes have converted garages, and there is room for only one vehicle in the driveway of subject property as well as most of the homes on that street. If the Planning Commission is supportive of the variance, appropriate findings and conditions of approval must be returned for adoption.

Environmental Review:

The proposed project is categorically exempt from the California Environmental Quality Act (CEQA) guidelines, pursuant to Section 15305, Class 5 (a), Minor Alterations of Land Use Limitations.

Public Notice:

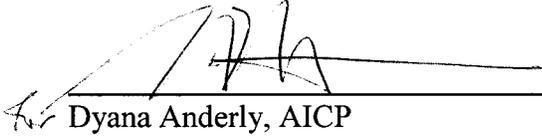
On October 13, a Notice of Public Hearing was mailed to every property owner and occupant within 300 feet of the subject site, as noted on the latest assessor's records and the Santa Clara Neighborhood Task Force. Staff received two public comments in support of the variance and none opposing it.

Prepared by:

A handwritten signature in black ink, appearing to read 'Carl T. Emura', written over a horizontal line.

Carl T. Emura ASLA
Associate Planner

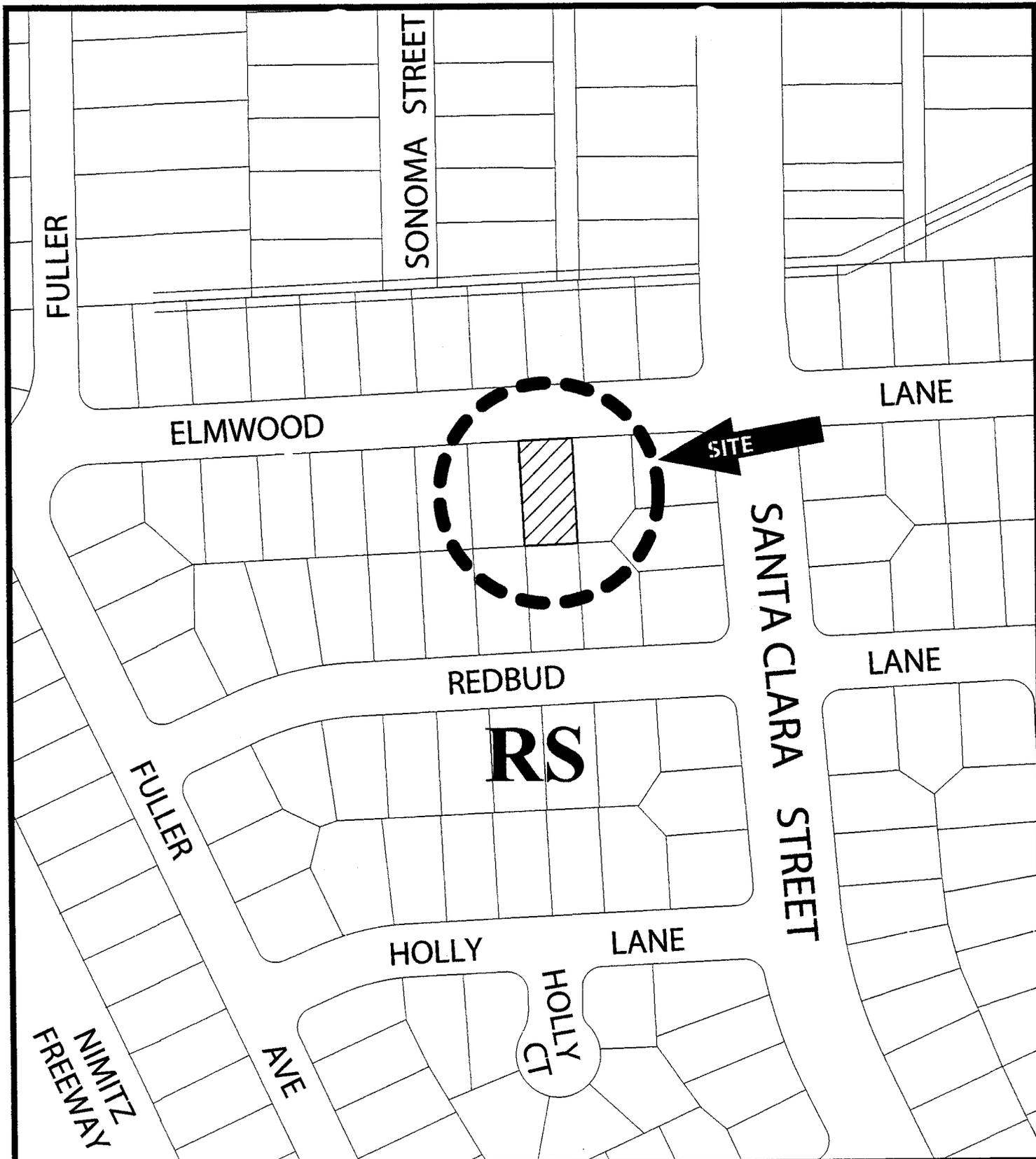
Recommended by:

A handwritten signature in black ink, appearing to read 'Dyana Anderly', written over a horizontal line.

Dyana Anderly, AICP
Planning Manager

Attachments:

- A. Area Map
- B. Findings for Denial
- C. Comments in Support of Variance Plans



Area & Zoning Map

PL-2003-0481 VAR

Address: 422 Elmwood Lane

Applicant: Manuel Maravilla

Owner: Manuel Maravilla

RS-Single-Family Residential,RSB4,RSB6



**CITY OF HAYWARD
PLANNING DIVISION
October 23, 2003**

VARIANCE NO. PL-2003-0481 – Manuel Maravilla (Applicant/Owner)– To allow for a reduction in the interior garage width from 11'-0" to 10'-0"

The site is located at 422 Elmwood Lane in the Single Family Residential (RS) District, (APN: 431-0076-027).

FINDINGS FOR DENIAL

- A. Administrative Use Permit PL 2003-0481, will have no significant impact on the environment, cumulative or otherwise, and the project reflects the City's independent judgment and is exempt from CEQA review under Section 15305, Class 5a, Minor Alterations in Land Use Limitations.
- B. There are no special circumstances applicable to the property in that the lot is typical of single-family residential lots in Hayward.
- C. Strict application of the Zoning Ordinance does not deprive such property of privileges enjoyed by other single-family properties in Hayward in that a variance for a reduction of the garage width from 11-feet to 10-feet are not common outside of the downtown core where maximizing density is a goal.
- D. The variance would constitute a grant of a special privilege inconsistent with the limitations upon other single-family properties in Hayward in that a variance for a reduction of the garage width from 11-feet to 10-feet are not common outside of the downtown core where maximizing density is a goal.

Carl Emura

From: ken.price@comcast.net
Sent: Monday, August 18, 2003 6:56 PM
To: Carl Emura
Subject: Aplication PL-2003-0481 VAR

Mr. Emura:

I have received your Notice of the subject application. This area of the city can use improvement in its housing stock and I can see no problem in approving this Variance and would support such approval.
Ken Price

public comment 2

From: rmbowers@comcast.net
Sent: Saturday, August 16, 2003 12:44 PM
To: Carl Emura
Subject: PL-2003-0481 VAR

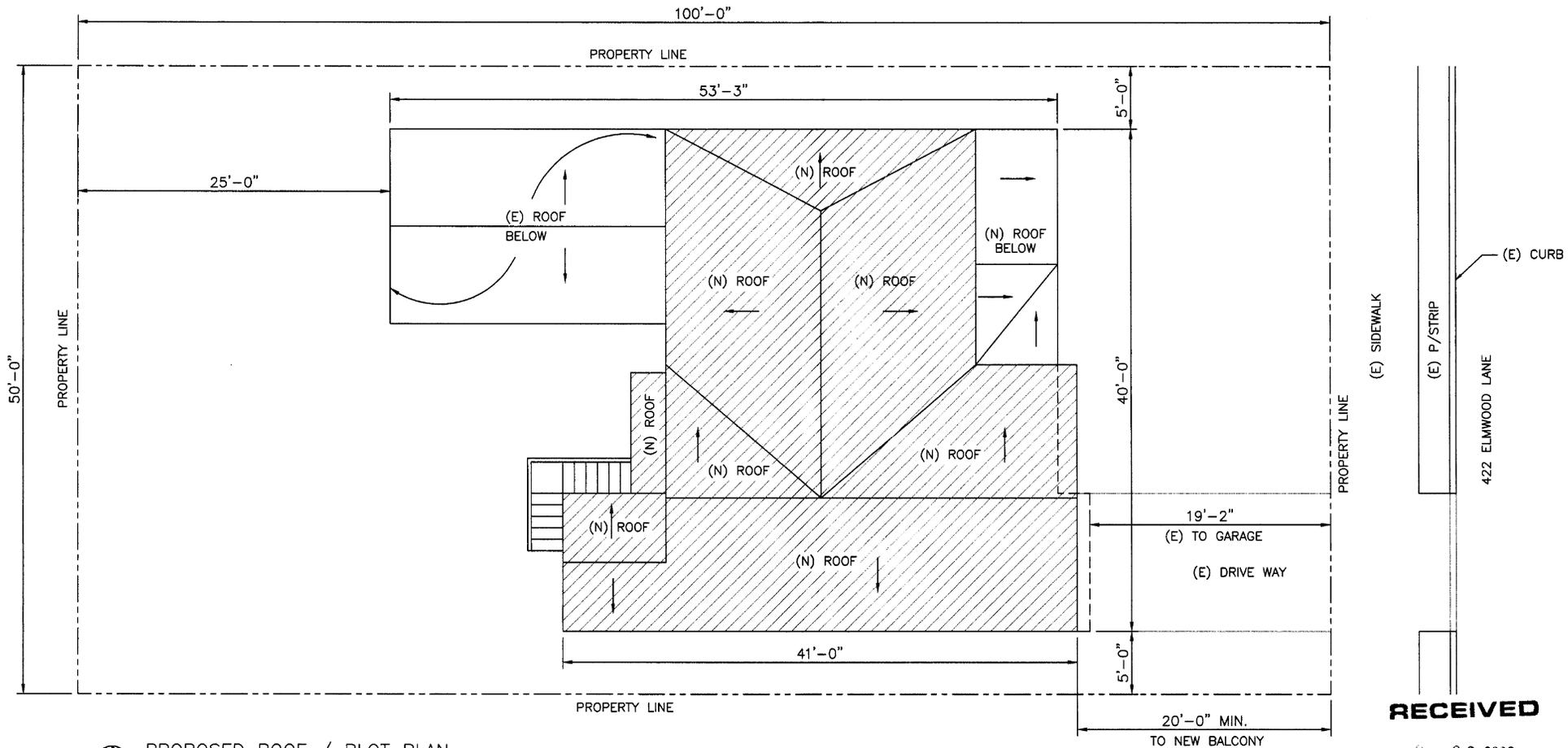
Mr. Emura;

I recommend that you issue the varience so that Mr. Maravilla of 422 Elmwood Lane can improve his home and our "Santa Clara Area" neighborhood.

Thank you,

Mick Bowers

ATTACHMENT C



PROPOSED ROOF / PLOT PLAN

SCALE: 1/8" = 1'-0"

NORTH

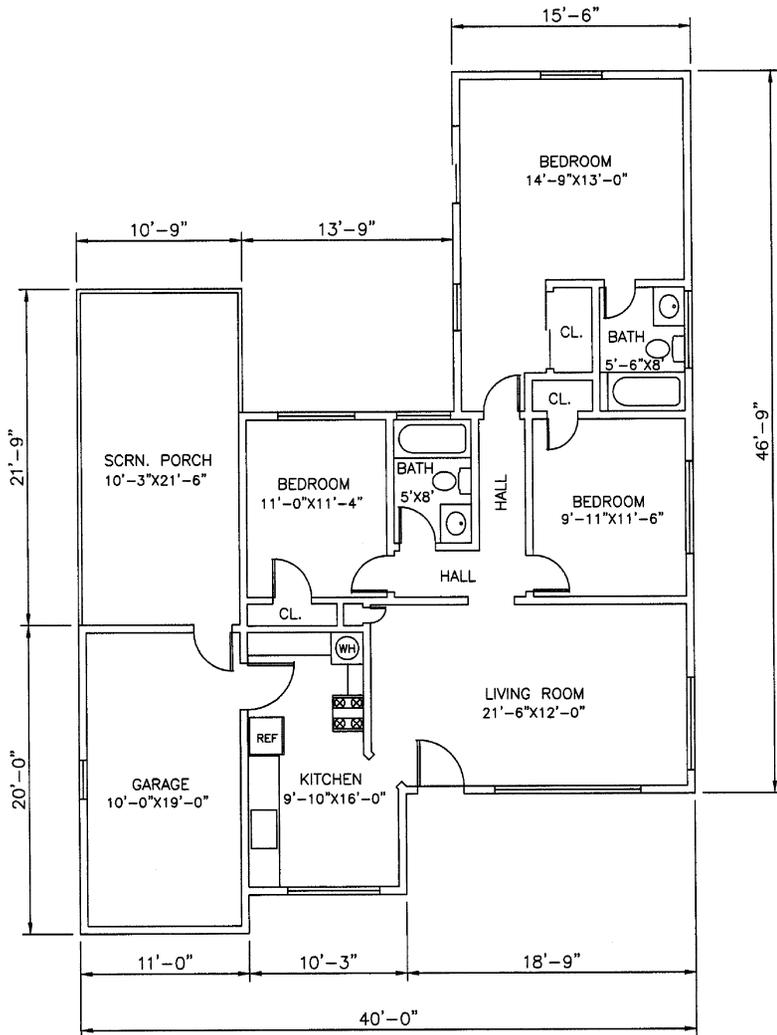
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SEP 23 2003

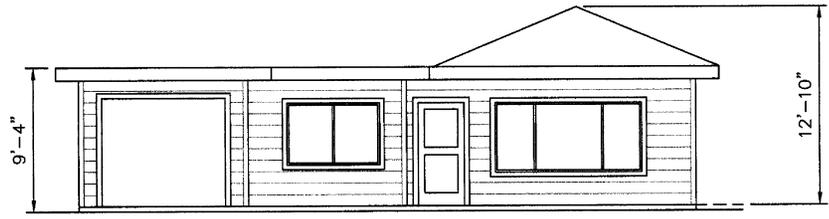
PLANNING DIVISION

PL-2003-0481

INDEX OF DRAWINGS		PROJECT INFORMATION		LOT COVERAGE		NEW SECOND FLOOR & GARAGE ADDITION TO:		REVISIONS
A0	ROOF/PLOT PLAN, INDEX OF DRAWINGS, PROJECT INFORMATION	ADDRESS	422 ELMWOOD LANE HAYWAD CA. 94541	LOT SIZE	5,000 SFT	422 ELMWOOD LANE HAYWARD, CA 94541		
A1	PROPOSED FIRST FLOOR PLAN			(E) LIVEABLE SFT	1141 SFT			
A2	PROPOSED SECOND FLOOR PLAN	LOT/PARCEL	431-76-27	(E) GARAGE SFT	211 SFT			
A3	EXISTING FLOOR PLAN / FRONT ELEVATION & NEW FRONT ELEVATION	ZONING DISTRICT	RS	(N) GARAGE ADDITION SFT	235 SFT	DRAWN BY: JUAN GONZALEZ	885 KELLOGG AVE HAYWARD CA 94544 (510) 690-9432	A0
A4	EXISTING AND PROPOSED EXTERIOR ELEVATIONS	MAXIMUM LOT COVERAGE:	40 PERCENT	(N) SECOND FLOOR ADDITION SFT	1128 SFT	OWNER: MANUEL & MARIA MARAVILLA		



EXISTING FLOOR PLAN
SCALE: 1/8" = 1'-0"

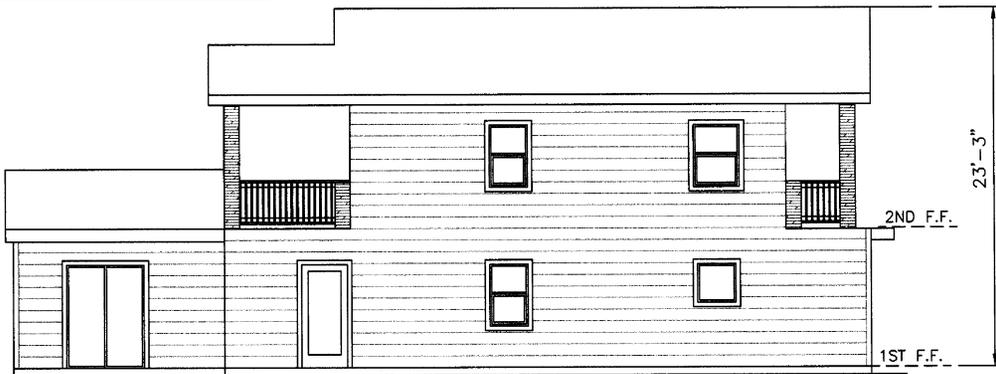


EXISTING NORTH ELEVATION (FRONT)
SCALE: 1/8" = 1'-0"



PROPOSED NORTH ELEVATION (FRONT)
SCALE: 1/8" = 1'-0"

NEW SECOND FLOOR ADDITION TO:	REVISIONS
422 ELMWOOD LANE	
HAYWARD, CA 94541	
DRAWN BY: JUAN GONZALEZ 885 KELLOGG AVE <i>Juan M. Gonzalez</i> HAYWARD CA 94544 (510) 690-9432	A3
OWNER: MANUEL & MARIA MARAVILLA	4 OF 5
DATE: 02 22 2003	



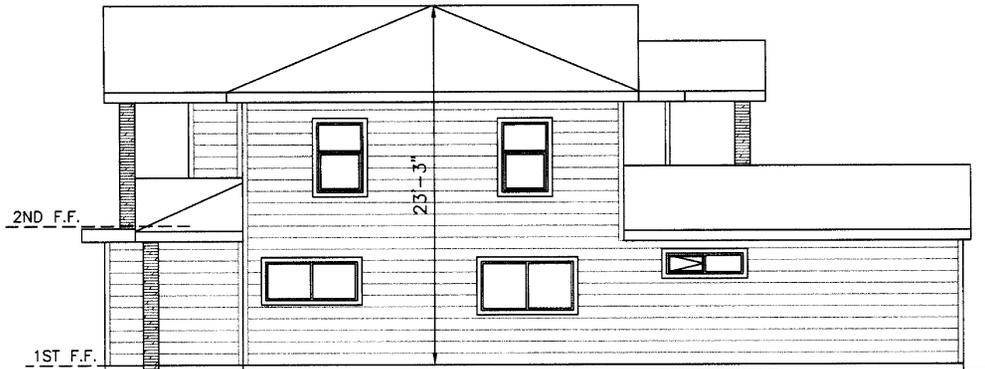
PROPOSED EAST ELEVATION

SCALE: 1/8" = 1'-0"

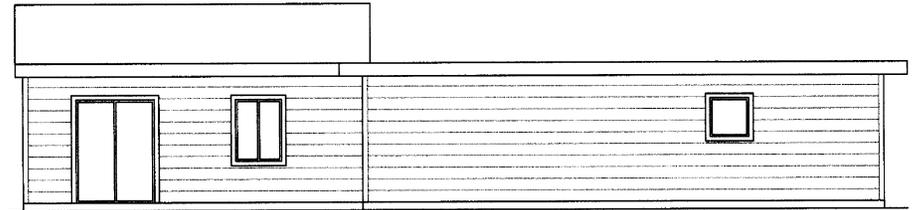


PROPOSED SOUTH ELEVATION (REAR)

SCALE: 1/8" = 1'-0"

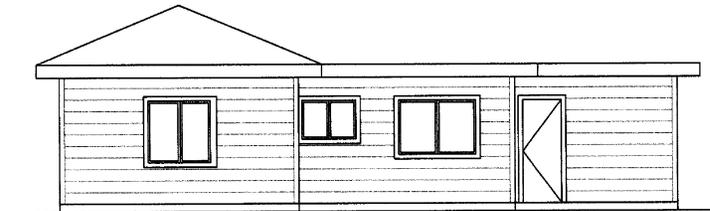


PROPOSED WEST ELEVATION



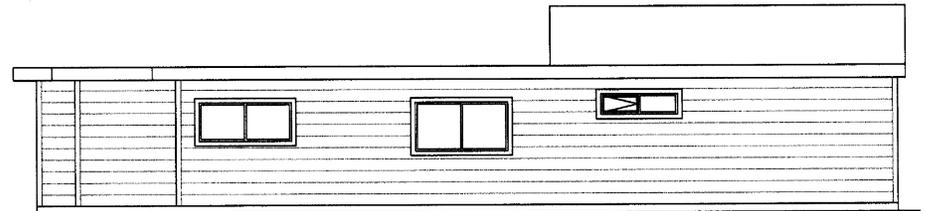
EXISTING EAST ELEVATION

SCALE: 1/8" = 1'-0"



EXISTING SOUTH ELEVATION (REAR)

SCALE: 1/8" = 1'-0"



EXISTING WEST ELEVATION

SCALE: 1/8" = 1'-0"

NEW SECOND FLOOR ADDITION TO:	REVISIONS
422 ELMWOOD LANE	
HAYWARD, CA 94541	
DRAWN BY: JUAN GONZALEZ 885 KELLOGG AVE <i>Juan M. Gonzalez</i> HAYWARD CA 94544 (510) 690-9432	A4
OWNER: MANUEL & MARIA MARAVILLA	5 OF 5
DATE: 08 22 2003	