

**ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
PLANNING DEPARTMENT**



STAFF REPORT

TO West County Board of Zoning Adjustments
HEARING DATE May 13, 2015

GENERAL INFORMATION

PLANNING FILE #	PLN 2015-00009, Site Development Review
OWNER	Janet Hughes
APPLICANT	Greg Munn, Design Tech Associates
PROPOSAL	To allow a garage conversion of a single car attached garage into habitable space.
LOCATION & SIZE OF PARCEL	5169 Proctor Rd., unincorporated Castro Valley The property is 7,050 sq. ft. in size.
APN	The property bears Assessor's Parcel Number: 84C-922-001-09
ZONING DISTRICT	This property is located in an "R-1-SU-RV" (Single Family Residential, 10,000 sq. ft. minimum building site area and 80' m.l.w, Secondary Unit, Recreational Vehicle) district.
GENERAL PLAN DESIGNATION	This parcel is located within the boundaries of the Castro Valley General Plan and is designated as "Hillside Residential" with a density of 4-8 du/ acre. This Castro Valley General Plan was adopted March 2012.
ENVIRONMENTAL REVIEW	Categorically exempt from the requirements of the California Environmental Quality Act, Section 15303, "Conversion of Small Structures" the conversion of the existing small structures from one use to another where only minor modifications are made in the exterior structure.

STAFF RECOMMENDATION

On April 27, 2015, this project was heard before the Castro Valley Municipal Advisory Committee. The project received a positive recommendation by a vote of 5-0 with a medication to Conditions of Approval #3, regarding legalizing any sheds out of conformance prior to Building Permit final.

The recommendation is to approve the application PLN 2015-00009 for a garage conversion into habitable space subject to 6 Conditions of Approval.

PARCEL ZONING HISTORY

On June 21, 1951, Zoning Unit 12 established the area as the “R-1-A” (Single Family Residence, Limited Agriculture) district.

On February 15, 1962, Zoning Unit 411 rezoned the parcel to the “R-1” (Single-Family Residence) district.

On May 7, 1986, Zoning Unit 1695 rezoned the site to the “R-1-CSU” (Single-Family Residence, Conditional Secondary Unit) district.

On June 4, 1988, Zoning Unit 1812 rezoned the site to the “R-1-CSU-RV” (Single Family Residence, Conditional Secondary Unit, Recreational Vehicle) district.

On December 12, 1990, Variance, V-10091, allowed an accessory building (storage/workshop) to cover 40% of the required rear yard where 30% coverage is maximum in an “R-1-CSU-RV” district.

SITE AND CONTEXT DESCRIPTION

The rectangular shaped property slopes down gently to the south. The site measures 50’ in width and approximately 141’ in length and 7,050 sq. ft. in size. A one story single family house with a one car attached garage and a large deck in the back yard are located in the front half of the lot. Two mature trees in the middle of the property separate the rear yard between the house and rear property line. In the back half of the lot are a gazebo and storage shed (approved by variance, V-10091 in 1990). Two curbs cuts provide vehicle access from Proctor Road. The original cut curb will be closed off as recommended by the Alameda County Public Works Department to allow only one access point. The long drive on the west elevation will provide one uncovered parking space outside the required front yard setback.

Adjacent Area: To the north, south, and east are single family home development. To the west is the Proctor Elementary School field which slopes down steeply to a lower grade. The area consists of rolling hills with the site located near the plateau.



5169 Proctor Road, Castro Valley

PROJECT DESCRIPTION

The project proposal is to convert an existing one car attached garage into a master bedroom. The back garage door leading to the deck will remain as is. Replacement parking is provided with one parking space on the side driveway outside the required 20' front yard setback. The 12' wide driveway on the west elevation was allowed under Variance, V-10091 for a storage shed (18' wide x 32' in length) located in the required rear yard setback exceeding 30% coverage in an "R-1-CSU-RV" district on May 22, 1991. The original existing driveway will be closed to allow only one access point.

There will be no increase in the building footprint and height. The only proposed change is to convert the 190 sq. ft attached one garage car into a bedroom. No building additions and interior remodels are requested under this application.

To create more of a residential appearance on the building frontage, the garage door will be removed and replaced with a window, window trim and siding that match the existing materials and colors. The new window aligns in locate and size with existing windows as shown on the new front elevation on page A 2.2.

Garage Conversion Remodel:

- Convert a one car attached garage into habitable space (master bedroom).
- One car replacement parking on the west drive way outside the required front yard setback.
- No increase in building footprint and massing.

The project is directly surrounded by single family homes to the north, south and east. Directly to the west lies Proctor Elementary field and school.

Internal connection is shown on the proposed floor plan (p. A.2.1) from the converted garage to the living room and other sections of the house. A 540 sq. ft. accessory structure parallel to the rear property line provides the required 800 cubic feet of storage area for a garage conversion into habitable space.

Existing and Proposed House & Garage Square Footage

- Existing Habitable Space: Approximately 1018 sq. ft.
- Total Proposed Habitable Space: Approximately 1208 sq. ft
- Garage Conversion to Habitable Space: 190 sq. ft.
- Proposed New Habitable Space: 190 sq. ft.
- Replacement one car parking space on the west driveway outside the required front yard setback.
- Lot size: 7,050 sq. ft.
- Year House Built: 1952

REFERRAL RESPONSES

On February 10, 2015, the Alameda County Public Works Department responded with no comments.

On March 6, 2015, the Alameda County Fire Department responded with no comments.

On March 2, 2015, the Alameda County Building Department responded with no comments.

On February 27, 2014, the Castlewood Country Club responded with no comments.

On April 21, 2015, one letter of objection was received by a neighbor opposing the garage conversion because homes with garages are intended to house a car (or cars) and not to be converted. The conversion changes the appearance of the house and a garage space is lost forever. Letter of objection included.

STAFF ANALYSIS

CONFORMANCE WITH GENERAL PLAN

Garage conversions are permitted in an “R-1” district with a Site Development Review. The Alameda County Zoning Ordinance, Sections 17.54.010, 17.54.220, 17.52.955, 17.52.956 and 17.54.225 refer to garage conversions.

CONFORMANCE WITH THE ZONING ORDINANCE

Compliance with Zoning Ordinance Development Standards

Replacement parking is provided by one uncovered parking space on the west driveway outside the required front yard setback at a one-to one ratio.

Garage Conversions apply to Alameda County Zoning Ordinance, Section 17.52.955 requires:

- A. These regulations apply in all zoning Districts except for parcels larger than one acre in the “A” District.

The property is located in an “R-1-SU-RV” Single Family Residential, Secondary Unit, Recreational Vehicle. Therefore, the regulations do apply.

- B. The garage conversion is found to be architecturally consistent with the rest of the primary structure(s) located on the property and surrounding neighborhood to the extent a pattern exists in the area;

The only exterior building change is removing the garage door and replacing it with a window and trim to match with existing windows to reduce the garage appearance from the street. The building massing, height and color will remain unchanged. The architectural style is consistent with other homes in the neighborhood.

- C. The converted garage, if attached to the primary structure, includes an internal connection to the rest of the primary structures.

The one car attached garage in front of the house has direct internal access through the living room to enable passage to other areas of the house to act as one residential unit.

- D. Other conforming on-site parking space(s) is (are) available at a one-to-one ratio for the number of on-site parking spaces being removed as part of the conversion, such parking spaces to include: uncovered but on a paved surface, or covered by a structural carport with a design consistent with the existing structure and neighborhood character, or enclosed within a new garage, and all such spaces must meet the zoning ordinance required minimum dimensions and area and be located outside of required yards.

One uncovered parking space outside the 20’ front yard setback on the long driveway serves as the required one car replacement parking at a one to one ratio. The parking space meets the 180 sq. ft. minimum, parking space dimensions.

- E. There is evidence in the public record that all required conforming on-site replacement parking will be continuously maintained using materials such as asphalt, concrete, pavers, or similar permanent improvements and readily accessible from the public right-of-way.

One car replacement parking will be located on the existing driveway on the west elevation. Direct vehicle from Proctor Road allows access to/from the property.

- F. Conforming enclosed storage space of at least 800 cubic feet is provided such space to be located in a garage, shed, or other structure on the property.

The 540 sq. ft. accessory structure located 7.5' from the back property line and 5' from the side property line exceeds the required 800 cubic feet of storage space storage.

- G. The replacement storage space complies with the Neighborhood Preservation Ordinance standards. (Chapters 6.64 and 6.65 of the Alameda County General Ordinance Code).

The existing shed at the rear of the property serves as the storage space to comply with the Neighborhood Preservation Ordinance. The shed will be required to be brought up to Building Codes if the applicant cannot demonstration the structure was built with permits.

GENERAL DISCUSSION

The project proposal to convert a one car attached garage into habitable space (master bedroom) meets the development standards for the "R-1" Single Family Residence district and Garage Conversion requirements under the Alameda County Zoning Ordinance. The one car attached garage will be converted into a bedroom, with internal connection from the living room to the main house.

Required parking is shown on the site plan (page A.1.1) at a one-to one replacement ratio with a one uncovered parking space on driveway at the west elevation. Alameda County Public Works Department requires that the original curb cut be closed to allow only one access point from the property.

The building height, massing and architectural style will match the existing house since the height will remain the same and the building square footage increase by only 190 sq. ft. (existing one car attached garage). No additional habitable space other than the garage conversion is requested under this proposal where internal connection from the new habitable space to main house is shown on the floor plan. Vehicle access is provided from Proctor Road onto an existing driveway. The required 800 cubic ft. storage space for garage conversions is met by an existing 540 sq. ft. shed parallel of the rear property line.

This project meets the development standards for the zoning district for height, required yard setbacks and parking.

CONCLUSION

The request for Site Development Review to allow a garage conversion into habitable complies with the Alameda County Zoning Ordinance (Sections 17.54.010, 17.54.220, 17.52.955, 17.52.956 and 17.54.225) and “R-1” Single Family Residence district (Section 17.08).

All received Alameda County Departments referrals commented with no objectives to the project proposal.

PRE-HEARING RECOMMENDATION

Staff recommends approval of the application based on “Exhibit B” dated March 2, 2015 on file with the Planning Department, and subject to the following conditions:

1. Approval of this Site Development Review application authorizes the conversion of a 190 sq. ft. attached one car garage to a habitable space (bedroom, and hallway) on plans marked “Exhibit B” received on March 2, 2015. This permit allows conversion of 190 sq. ft attached one car garage. into habitable space (bedroom) and one uncovered parking space (10’ x 20’) on the west driveway.
2. Only one curb cut is permitted on the site and parking on the original driveway is not permitted.
3. Any existing sheds built without permits shall be legalized or removed in accordance to the Alameda County Building Department before Building Inspection Department final for any building permit issuance. .
4. The attached garage is prohibited from being converted into an additional unit without required Alameda County approval.
5. Internal connection must be maintained from the converted garage to the main structure.
6. Public Agency Approval:
Maintain compliance with the requirements of the following agencies:
 - a. Alameda County Public Works Agency, Building Inspection Department
 - b. Alameda County Public Works Department
 - c. Alameda County Fire Department

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ATTACHMENTS

Referral Responses
Photographs

PREPARED BY: Carole Kajita
REVIEWED BY: Phil Sawrey-Kubicek

PLANNER
SENIOR PLANNER