

City of Brisbane

Zoning Administrator Agenda Report

TO: John A. Swiecki, Zoning Administrator For the Meeting of 3/20/2017

FROM: Julia Capasso, Associate Planner

SUBJECT: **276 Humboldt Road; R-1 Residential District; Accessibility Improvement Permit AIP-1-17;** Accessibility Improvement Permit to allow an elevator measuring 33 foot, 7 inches in height to be constructed within the existing footprint of the single-family dwelling on the property. The elevator would exceed the 20 foot height maximum for structures within 15 feet of the front property line, and the 30 foot height maximum for structures beyond 15 feet of the front property line; Jerry Kuhel, Kuhel Design, applicant; Raja and Fadwa Tarazi Trust, owner; APN 007-192-200.

Request: The applicant requests Accessibility Improvement Permit approval for exceptions to the height limit of 20 ft, within the 15 ft front lot line and the overall 30 ft height limit for the property, to allow for a new elevator to provide access from the existing street/garage level with the second and third floors of the home, on an upslope lot.

Recommendation: Conditionally approve Accessibility Improvement Permit AIP-1-17 memorandum, subject to the attached findings and conditions of approval.

Environmental Determination: Additions to existing structures are categorically exempt from the provisions of the California Environmental Quality Act per Section 15301(e) of the State CEQA Guidelines. The exceptions to these categorical exemptions referenced in Section 15300.2 do not apply.

Applicable Code Sections: Brisbane Municipal Code (BMC) Section 17.32.060 allows for exceptions to the height limit for accessibility improvements such as elevators.

Analysis and Findings: The Zoning Administrator may grant an Accessibility Improvement Permit for this proposed elevator based on the following findings:

A. The exception is necessary to meet special needs for accessibility of a person having a disability which impairs his or her ability to access the property.

The applicant has stated that the owner has a disability which requires an elevator for the owner to gain access to the second and third floors of the existing home.

The height limit for structures is 20 ft from finish grade within 15 ft of the front lot line. Further interior to the lot the height limit is 30 ft for lots with slopes over 20%. The existing

home complies with the minimum 10 ft setback from the front lot line as well as the 20 ft height limit from finish grade within 15 ft of the front lot line. The proposed elevator would be set back 14 ft, 10 inches from the front lot line, but at 33 ft, 7 inches from grade it would exceed the 20 ft height maximum within 15 ft of the front lot line.

To comply with the height limit, the elevator height would need to be reduced by 13 ft, 7 inches, which would render it insufficient to meet the needs of the homeowner to access the second and third levels of the home.

B. "Any visual impacts of the accommodation will be minimized."

With the recommended conditions of approval, the visual impacts of the elevator will be minimized. The proposed elevator tower is designed to integrate within the existing structure and will be approximately 7 ft, 5 inches below the tallest building segment of the home. This design strategy minimizes the visual impacts of the elevator tower when viewed from the street or adjacent properties. Due to the integration of the elevator within the existing footprint of the garage, no new floor area or lot coverage would be added. No required parking spaces would be displaced by the elevator's location within a storage area in the garage. (See also recommended conditions of approval A and B).

C. "The accommodation will not create any significant adverse impacts upon adjacent properties in terms of loss of privacy, noise or glare."

With the recommended conditions of approval, the elevator will not create any significant adverse impacts to adjacent properties. Mechanical equipment will be required to be completely enclosed, to minimize any noise during operation. As no windows or doors are proposed in the front and side elevations visible to neighboring properties, the elevator would not result in privacy or glare impacts to adjacent properties.

D. "Any construction resulting from the accommodation will be done in a sound and workmanlike manner, in compliance with all applicable provisions of the building and fire codes."

The applicant will be required to obtain a building permit and comply with current building codes for construction.

Attachments:

- Recommended Findings and Conditions of Approval
- Project Description
- Applicant's Photos and Plans

ACCESSIBILITY IMPROVEMENT PERMIT AIP-1-17

Recommended Findings:

1. The exception to the maximum height limit for an elevator is necessary to meet special needs for accessibility of a person having a disability which impairs his or her ability to access the property.
2. The visual impact of the elevator has been minimized due to its location within the existing footprint of the structure, which steps upslope beyond the elevator tower.
3. The exception to the height limit to allow construction of the elevator will not create any significant adverse impacts upon adjacent properties in terms of loss of privacy, noise or glare, as mechanical operations are required to be enclosed and are no window or door openings are proposed on the exterior sides of the elevator tower.
4. Construction of the elevator will be of a sound and workmanlike manner, in compliance with all applicable provisions of the building and fire codes.

Conditions of Approval:

- A. The elevator shaft and any associated mechanical equipment shall not displace any required off-street parking spaces within the existing garage.
- B. The exterior materials and finishes of the elevator tower shall complement the exterior materials and finishes of the existing single-family home, subject to approval by the Community Development Director.
- C. A building permit shall be obtained from the City of Brisbane.
- D. The elevator shall be maintained per manufacturer's specifications, for ongoing safe operation and to minimize noise impacts to adjacent properties.
- E. Minor modifications may be approved by the Planning Director in conformance with all requirements of the Municipal Code.
- F. This Accessibility Improvement Permit shall expire two years from its effective date (at the end of the appeal period) if a Building Permit has not been issued for the approved project or if the Building Permit, once issued, is allowed to expire prior to final inspection.

PROJECT DESCRIPTION

	Required	Existing	Proposed	Notes
Lot Size	-	6,381 SF	-	
Floor Area	4,594 SF max	3,009 SF	No change	
Floor Area Ratio	0.72 max	0.47	No change	
Lot Coverage	40% max	27%	No change	
Front Setback	10 ft	House: 13 ft, 8 inches	Elevator: 14 ft, 10 inches	
Side Setback (north)	5 ft.	House: 16 ft, 4 inches	No change	
Height within 15 ft of front Lot Line	20 ft. from finish grade	Garage: 8 ft	Elevator: 33 ft, 7 in. from finish grade	Exceeds maximum
Maximum height for property	30 ft. from finish grade	-	Elevator: 33 ft, 7 in. from finish grade	Exceeds maximum

PROJECT DATA

276 HUMBOLDT RD. BRISBANE, CA
 (E) SINGLE FAMILY 4 STORY WOOD STRUCTURE
 APN: 007-292-200
 OCCUPANCY GROUP: DWELLING R-3, GARAGE U
 CONSTRUCTION TYPE: VB
 LOT SQUARE FOOTAGE: 6364
 EXISTING STRUCTURE SQUARE FOOTAGE: 1711 (27% OF LOT)
 NEW STRUCTURAL SQUARE FOOTAGE: 1711 (27% OF LOT)
 EXISTING FLOOR AREA SQUARE FOOTAGE: 3009
 NEW TOTAL FLOOR AREA SQUARE FOOTAGE: 3035 **Note: Proposal will not increase floor area**

PROJECT DESCRIPTION

NEW ELEVATOR ON FRONT OF STRUCTURE

DRAWING INDEX

- A1 PLOT PLAN
- A2 CALGREEN
- A3 FLOOR PLANS
- A4 ELEVATIONS

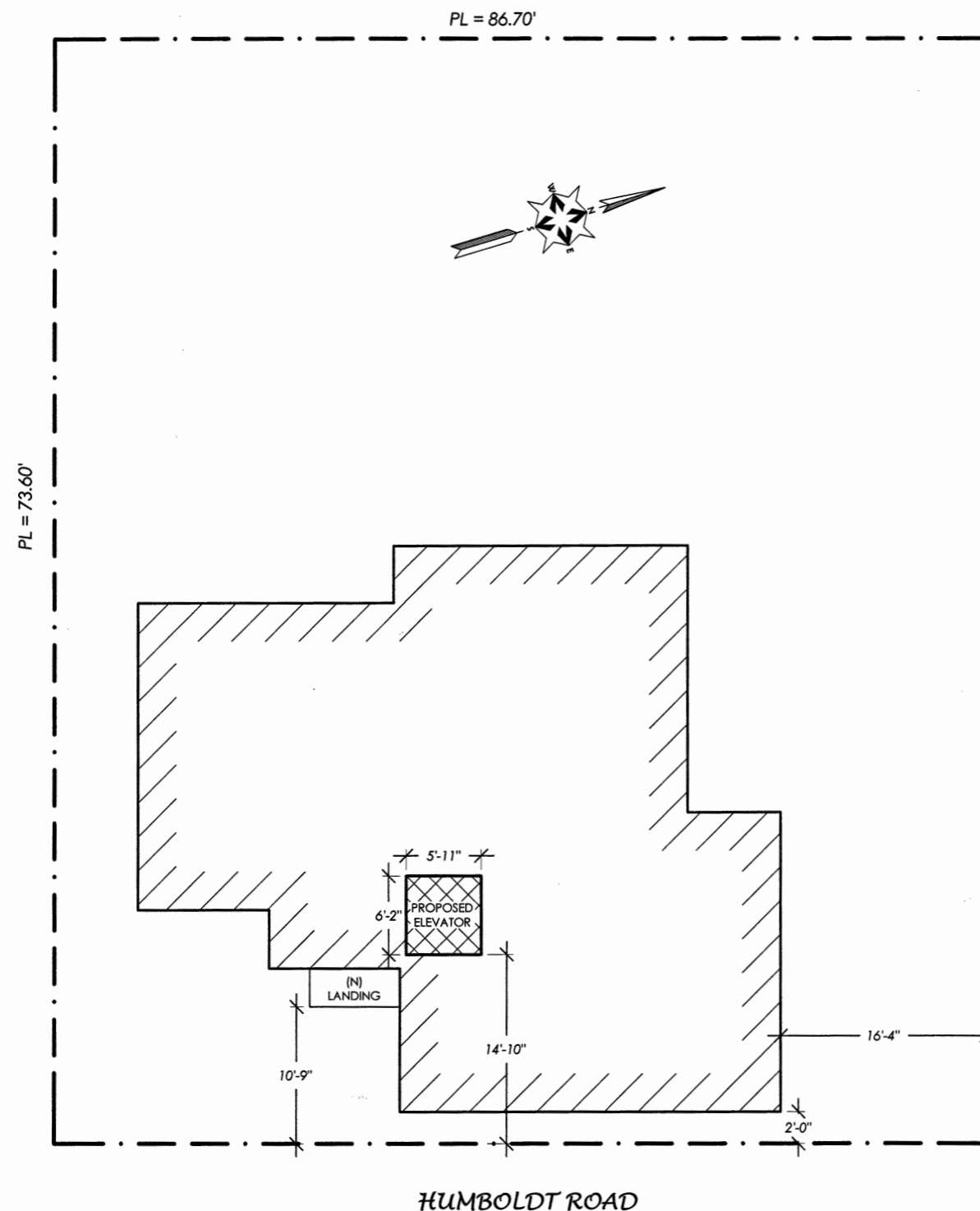
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MAR 03 2017

Comm. Dev. Dept. Brisbane

GENERAL NOTES:

- 1.01 THE ISSUANCE OF A BUILDING PERMIT SHALL NOT BE CONSTRUED AS A GUARANTEE THAT ALL CODE REQUIREMENTS ARE REFLECTED IN THE DOCUMENTS. THE GENERAL CONTRACTOR FOR THE PROJECT SHALL BE ULTIMATELY RESPONSIBLE FOR INSURING THAT THE FINISHED PRODUCT COMPLIES WITH ALL REGULATIONS, LAWS AND CODE REQUIREMENTS.
- 1.02 THESE PLANS ARE FOR THE GENERAL CONSTRUCTION PUPOSES ONLY. THEY ARE NOT EXHAUSTIVELY DETAILED NOR FULLY SPECIFIED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SELECT, VERIFY, RESOLVE AND INSTALL ALL MATERIALS AND EQUIPMENT.
- 1.03 THERE WILL BE NO OBSERVATION BY THE DESIGNER DURING CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE QUALITY CONTROL AND CONSTRUCTION STANDARDS FOR THE PROJECT.
- 1.04 ALL CONSTRUCTION WORK SHALL CONFORM TO THE 2013 EDITIONS OF THE CALIFORNIA RESIDENTIAL, BUILDING, MECHANICAL, PLUMBING, ELECTRICAL, FIRE AND ENERGY CODES, PLUS HEALTH AND SAFETY CODES AND ALL OTHER ORDINANCES ADOPTED BY THE GOVERNING AGENCIES.
- 1.05 THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR THE USE OF ALL TRADES AND SHALL PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.
- 1.06 GENERAL CONTRACTOR TO VERIFY ALL MEASUREMENTS SHOWN ON THESE DRAWINGS PRIOR TO COMMENCING ANY WORK OR ORDERING ANY MATERIAL.
- 1.07 DO NOT SCALE THE DRAWINGS. DIMENSIONS SHOWN SHALL SUPERCEDE SCALE OF DRAWINGS. ANY DISCREPENCY IN DIMENSIONS OR CONFLICT IN PLANS OR FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF KUHEL DESIGN PRIOR TO CONTINUANCE OF THE WORK IN THE AFFECTED AREA. IF WORK IS CONTINUED IN THE AFFECTED AREA WITHOUT INSTRUCTION OR CLARIFICATION BY KUHEL DESIGN, THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY RESULTANT DEFECT, DAMAGE OR CHANGE REQUIRED.



PLOT PLAN

TARAZI RESIDENCE
 276 HUMBOLDT ROAD
 BRISBANE, CALIFORNIA
 APPROVED:

DRAWN: J. KUHEL

DATE: 3-2-17

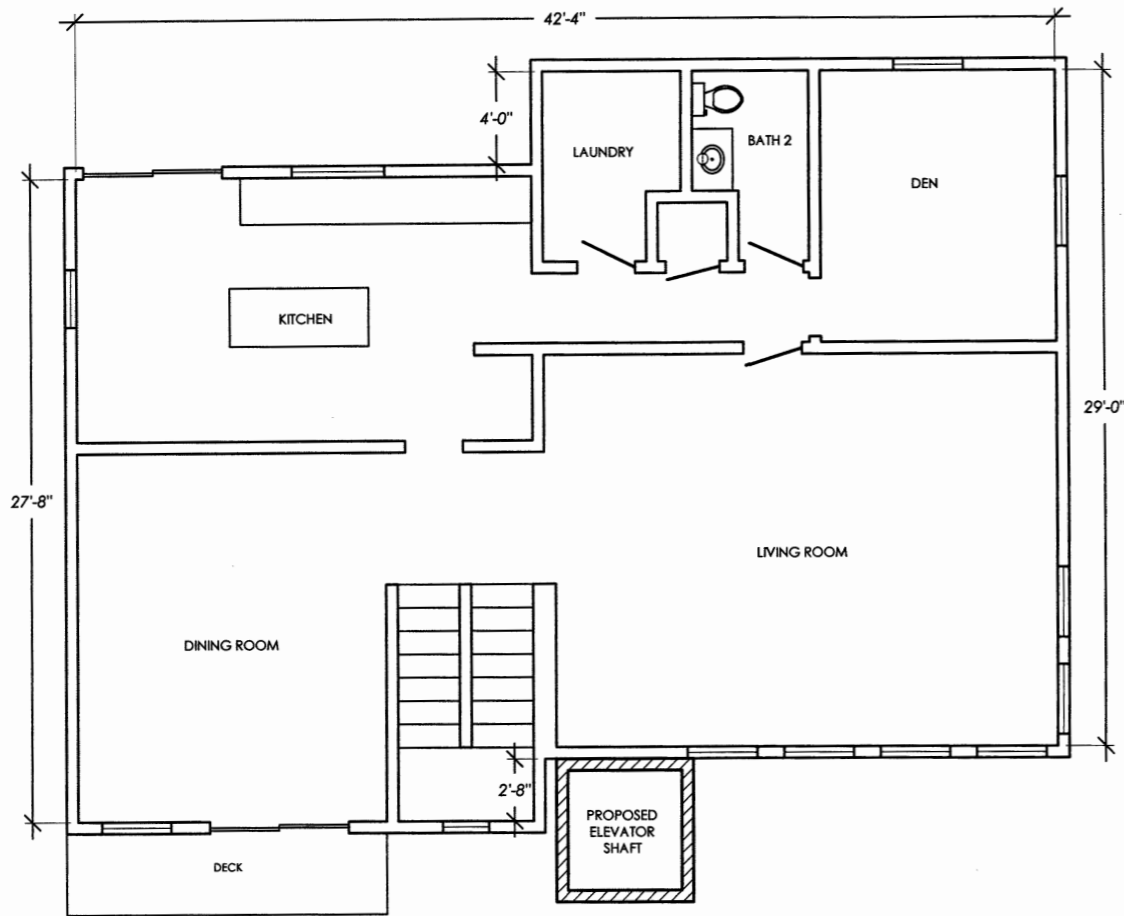
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SCALE: 1/8" = 1'

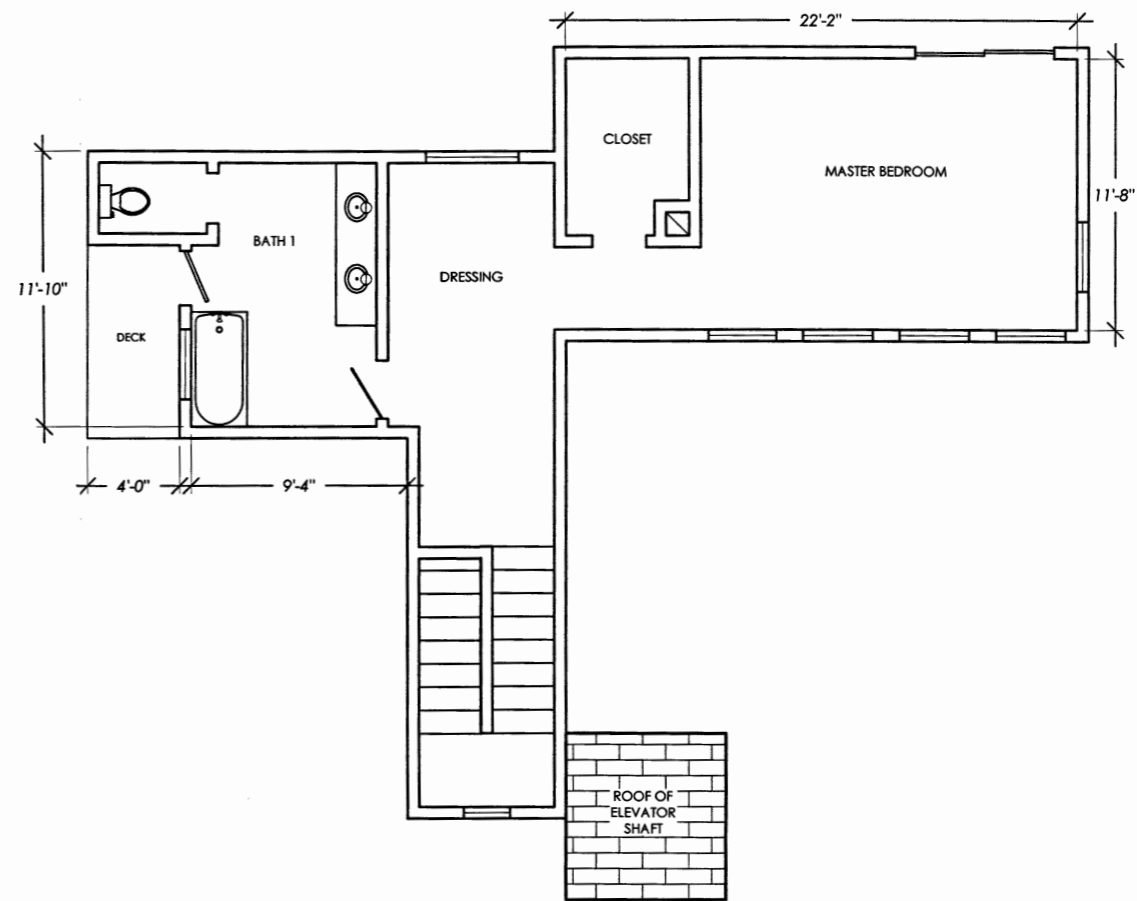
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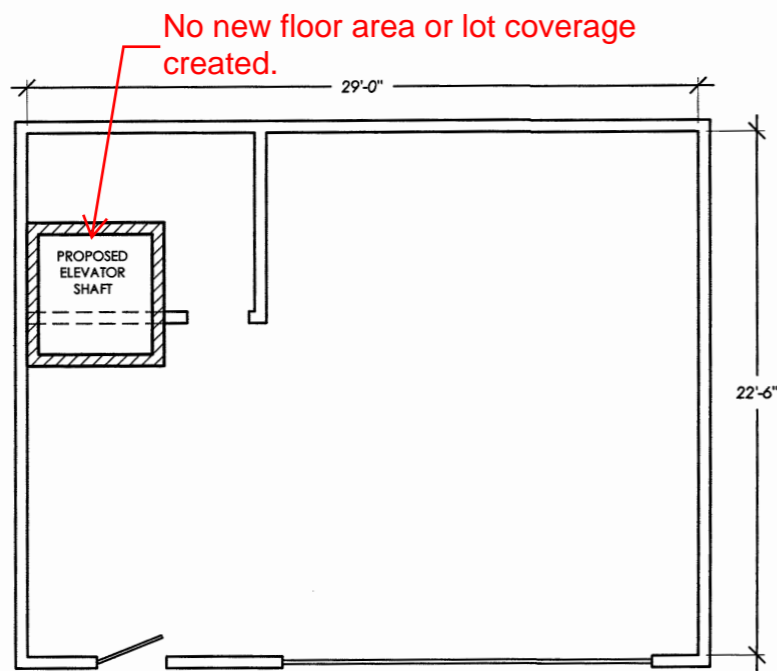
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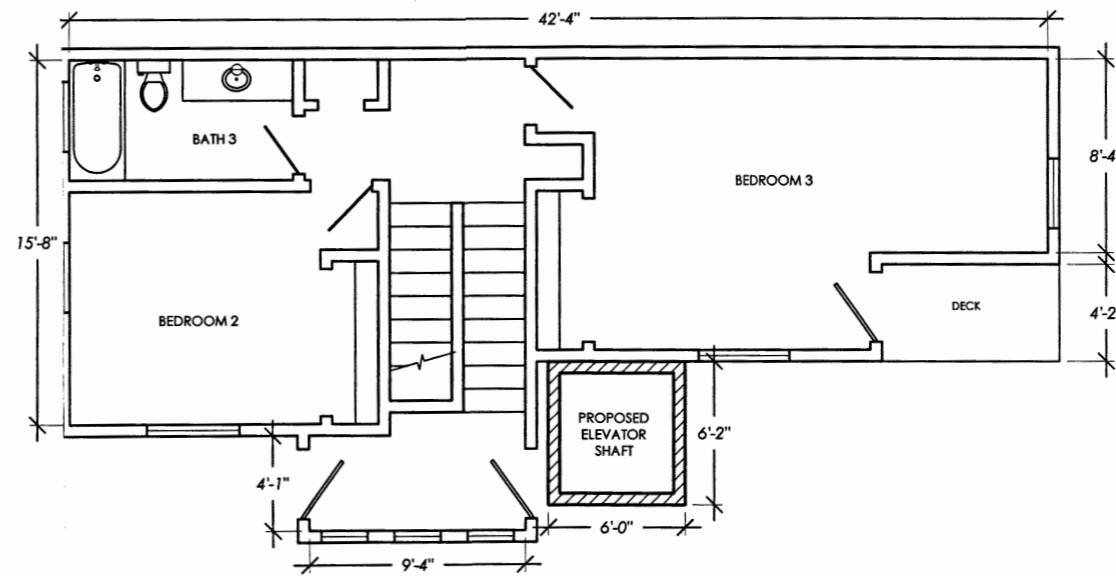
3 THIRD FLOOR
3/16" = 1'



4 FOURTH FLOOR
3/16" = 1'



1 FIRST FLOOR
3/16" = 1'



2 SECOND FLOOR
3/16" = 1'

Kuhel Design

415-508-1750
kuheldesign@sbcglobal.net

RECEIVED
MAR 03 2017
Comm. Dev. Dept. Brisbane

ELEVATIONS

TARAZI RESIDENCE
746 SIERRA POINT ROAD
BRISBANE, CALIFORNIA
APPROVED:

DRAWN: J. KUHEL

DATE: 3-2-17

REVISED:

SCALE: AS NOTED

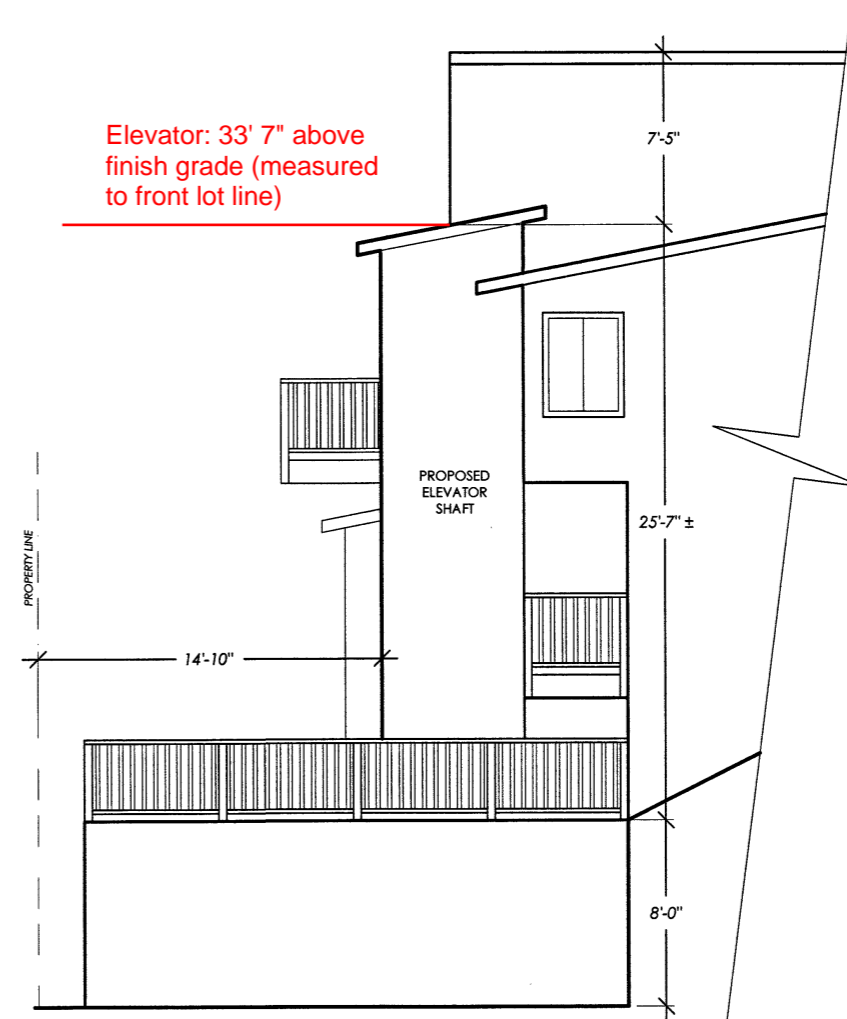
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SHT A4

OF SHTS



1 EAST ELEVATION
4 3/16" = 1'



2 NORTH ELEVATION
4 3/16" = 1'