

Town of Tiburon STAFF REPORT

AGENDA ITEM E6



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TO: **DESIGN REVIEW BOARD**

FROM: **PLANNING MANAGER WATROUS**

SUBJECT: **2201 CENTRO EAST STREET; FILE # 20320
SITE PLAN AND ARCHITECTURAL REVIEW FOR CONSTRUCTION OF
ADDITIONS TO AN EXISTING SINGLE-FAMILY RESIDENCE AND
CONVERSION OF A DETACHED CARPORT INTO A GARAGE, WITH
VARIANCES FOR REDUCED FRONT AND SIDE YARD SETBACKS**

MEETING DATE: **AUGUST 7, 2003** _____

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PROJECT DATA:

ADDRESS:	2201 CENTRO EAST STREET
ASSESSOR'S PARCEL:	59-141-16
FILE NUMBER:	20320
PROPERTY OWNERS:	MASAHIRO AND YASUKO MURATA
APPLICANT:	F. LEE MOULTON ARCHITECTURE
LOT SIZE:	8,329 SQUARE FEET
ZONING:	R-2 (SINGLE-FAMILY RESIDENTIAL)
GENERAL PLAN:	HIGH DENSITY RESIDENTIAL
FLOOD ZONE:	C
DATE COMPLETE:	JULY 17, 2003

PRELIMINARY ENVIRONMENTAL DETERMINATION

Town Planning Division Staff has made a preliminary determination that this proposal would be exempt from the provisions of the California Environmental Quality Act (CEQA) as specified in Section 15301.

PROPOSAL

The applicant is requesting Design Review approval to construct additions to an existing two-story single-family dwelling and detached garage located at 2201 Centro East Street. A new bedroom and bathroom would be added to the western (left) side of the house, and a new den would be added to the eastern (right) side of the house. The kitchen would be expanded toward the front. Three new skylights would be installed, along with a trellis and glass covers above a porch. The existing detached carport would be converted into an enclosed garage, with the existing flat roof also changed into a pitched roof design.

The proposed additions would add 638 square feet of floor area to the existing house, resulting in a total floor area of 2,180 square feet, which is less than the floor area ratio for a lot of this size. The proposed additions would increase the lot coverage of this property by 637 square



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feet to a total of 2,094 square feet (25.1%), which is less than the 35.0% maximum lot coverage permitted in the R-2 zone.

The existing garage extends to within 2 feet of the front property line and up to the side property line. As a 15 foot front yard setback and an 8 foot side yard setback are required in the R-2 zone, variances are requested for reduced front and side yard setbacks for the proposed roof changes.

A color and materials board has been submitted, and will be available at the meeting for review by the Design Review Board. The house is proposed to be remodeled with light brown stained wooden siding, with medium brown painted and natural wood and metal trim. Grey asphalt shingles would be installed on the roof.

ANALYSIS

Design Issues

The subject property slopes up from Centro East Street, and is located near the intersection of Solano Street. The existing house is situated in the middle of a level portion of the lot. The existing structure is generally situated in line with the homes on either side of the property. The proposed additions to either side of the house would not project into the views across the site from either of these neighboring residences.

The homes above the subject property along Vistazo East Street have views above the existing house down toward Raccoon Straits and Angel Island. As the proposed additions would not extend above the height of the existing building ridgeline, it does not appear that the additions would interfere with the primary views for these uphill residences. One of these uphill homes may have a small slot view of the waterline through the location of the proposed bedroom addition; however, any view blockage that could be caused by this addition would only obstruct a very small portion of a much larger, panoramic view from this neighboring residence.

The proposed conversion and remodeling of the carport would not interrupt views for the adjacent residence to the east. The exterior dimensions of the carport walls would remain unchanged; the only new construction that would encroach into the required front and side yard setbacks would be the raised roofline portion of the garage.

Staff does not foresee any other design issues with this project.

Zoning

Staff has reviewed the proposal and finds it to be in conformance with the development standards for the R-2 zone with the exception of the previously noted variances for reduced front and side yard setbacks.



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Variances

In order to grant the requested variances, the Board must make all of the following findings required by Section 4.03.05 of the Tiburon Zoning Ordinance:

1. ***Because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of this Ordinance will deprive the applicant of privileges enjoyed by other properties in the vicinity and in the same or similar zones.***

The 8,329 square foot lot size is substantially smaller than the 10,000 square foot minimum lot size for the R-1 zone. The existing carport on the site was originally developed with a legally nonconforming front and side yard setbacks. These physical conditions create special circumstances that would deprive the owners of this property of development privileges enjoyed by other properties in the vicinity.

2. ***The variance will not constitute a grant of special privileges, inconsistent with the limitation upon other properties in the vicinity and in the same or similar zones.***

Numerous other properties in the vicinity have received variances for reduced front and/or side yard setbacks, including, most recently, the newer homes at 2090 & 2100 Centro East Street (Files #297024 & 297025) and the adjacent residence to the west at 2195 Centro East Street (File #200013). Therefore, the granting of this variance would be consistent with the limitations upon other properties in the vicinity and in the same or similar zones.

3. ***The strict application of this Ordinance would result in practical difficulty or unnecessary hardship.***

The strict interpretation of the required side yard setback would force the proposed garage conversion to maintain the existing flat roof design, which allows for minimal headroom within the structure, placing an unnecessary hardship on the property owners.

4. ***The granting of the variance will not be detrimental to the public welfare or injurious to other properties in the vicinity.***

The proposed garage conversion and remodeling would not extend further into the required front and side yard setbacks than the existing carport. As described above, the proposed changes would not appear to create any significant view impacts on neighboring homes.

From the evidence provided, Staff believes that there is sufficient evidence to support the findings for the requested variances.

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Public Comment

To date, no letters have been received regarding the subject application.

RECOMMENDATION

The Board should review this project with respect to Zoning Ordinance Sections 4.02.07 (Guiding Principles) and determine that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) as specified in Section 15301. If the Board agrees with Staff's conclusions, Staff would recommend that the attached conditions of approval be applied.

ATTACHMENTS

1. Conditions of approval
2. Application and supplemental materials
3. Submitted plans

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CONDITIONS OF APPROVAL

2201 CENTRO EAST STREET

FILE #20320

1. This approval shall be used within three (3) years of the approval date, and shall become null and void unless a building permit has been issued.
2. The development of this project shall conform with the application dated by the Town of Tiburon on July 10, 2003, or as amended by these conditions of approval. Any modifications to the plans of July 10, 2003, must be reviewed and approved by the Design Review Board.
3. Plans submitted to the Building Division for plan check shall be identical to those approved by the Design Review Board. If any changes are made to the approved Design Review plans, the permit holder is responsible for clearly identifying all such changes when submitted to the Building Division for plan check. Such changes must be clearly highlighted (with a "bubble" or "cloud") on the submitted plans. A list describing in detail all such changes shall be submitted and attached to the building plans, with a signature block to be signed by the Planning Division Staff member indicating that these changes have been reviewed and are approved, or require additional Design Review. All changes that have not been explicitly approved by Staff as part of the Building Plan Check process are not approved. Construction that does not have Planning Division approval is not valid and shall be subject to stop work orders and may require removal.
4. The applicant must meet all requirements of other agencies prior to the issuance of a building permit for this project.
5. All skylights shall be bronzed or tinted and no lights shall be placed in the wells.
6. All exterior lighting fixtures must be down light type fixtures.