

Town of Tiburon STAFF REPORT

AGENDA ITEM D5



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TO: **DESIGN REVIEW BOARD**

FROM: **PLANNING MANAGER WATROUS**

SUBJECT: **6 INDIAN ROCK COURT; FILE #703179**
SITE PLAN AND ARCHITECTURAL REVIEW FOR THE
CONSTRUCTION OF ADDITIONS TO AN EXISTING SINGLE-FAMILY
DWELLING

MEETING DATE: **JANUARY 15, 2004** _____

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PROJECT DATA:

ADDRESS:	6 INDIAN ROCK COURT
ASSESSOR'S PARCEL:	38-400-03
FILE NUMBER:	703179
PROPERTY OWNERS:	CHRISTOPHER SENN AND INGE HENDROMARTONO
APPLICANT:	MAHONEY ARCHITECTS
LOT SIZE:	66,211 SQUARE FEET
ZONING:	RPD (RESIDENTIAL PLANNED DEVELOPMENT)
PRECISE PLAN:	THE PRESERVE
GENERAL PLAN:	MEDIUM LOW DENSITY RESIDENTIAL
FLOOD ZONE:	C
DATE COMPLETE:	DECEMBER 18, 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 for the construction of additions to an existing single-family dwelling on property located at 6 Indian Rock Court. A new lower level would be constructed, consisting of a family room, two bedrooms, a sun room, library and two bathrooms. New deck areas are proposed to extend to the rear of the two other existing floors of the house, with a wood trellis installed above the upper level deck. A wood and wire deer fence is proposed to be installed, along with other landscaping improvements in the rear yard area, including a storage shed.

The proposed additions would add 1,701 square feet of floor area to the existing house, resulting in a total floor area for the house of 6,602 square feet, which is less than the floor area



Town of Tiburon

STAFF REPORT

ratio for a lot of this size. The lot coverage on the site would increase to 4,052 square feet (6.1%).

A color and materials board has not been submitted, as the proposed addition would not change the exterior appearance of the existing house.

ANALYSIS

Zoning

Staff has reviewed the proposal and finds it to be in conformance with the development standards for the Preserve Precise Development Plan.

Design Issues

The proposed additions would extend to the rear of the property, and would only be marginally visible from other homes along Indian Rock Court. The additions would be visible from the rear yard areas of several properties along Mercury Avenue in the Belveron neighborhood. The substantial distance between the addition and these neighboring homes should mitigate any potential visual or privacy impacts that the additions could have on nearby properties.

As noted above, a fence and other landscaping improvements are also requested as part of this application. Portions of the proposed wood and wire deer fence would extend outside the building envelope for this property. The Preserve Precise Development Plan states that “no improvements of any type, including fences, temporary or otherwise, shall be permitted outside the approved primary or secondary building envelopes.” The proposed fencing also extends across a drainage easement along the western side of the property. The fencing must be relocated to comply with both the approved building envelope and the drainage easement.

Other proposed improvements would be situated within the approved building envelope for this property. A storage shed is proposed to be constructed below the house. At this time, detailed plans for this shed have not been included with this application.

Sheet L-1.0 of the submitted plans also indicates the installation of an “in-ground jacuzzi” near the southwest corner of the house. No mention of this improvement is made in the application, no details of the jacuzzi have been included in the submitted plans, and this improvement was not included in the notices sent out to neighboring property owners for this application. Therefore, the jacuzzi cannot be approved as part of this application, and must be reviewed under a separate Site Plan and Architectural Review application.

The lighting plan submitted for the subject application includes several upright and hanging light fixtures, along with a large number of path lighting fixtures. It is recommended that all new exterior lighting fixtures be limited to downlights.



Town of Tiburon

STAFF REPORT

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

Town of Tiburon

STAFF REPORT



CONDITIONS OF APPROVAL

6 INDIAN ROCK COURT

FILE #703179

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 December 4, 2003, or as amended by these conditions of approval. Any modifications to the plans of December 4, 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 exterior lighting fixtures must be down light type fixtures.
6. All new fencing must be relocated to comply with both the approved building envelope and the drainage easement for this property.
7. The "in-ground jacuzzi" indicated on Sheet L-1.0 of the submitted plans is not approved as part of this application. A separate Site Plan and Architectural Review application is required for the approval of this improvement.