

Town of Tiburon STAFF REPORT

AGENDA ITEM **F-4**



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TO: **DESIGN REVIEW BOARD**

FROM: **BRIAN LYNCH, ASSOCIATE PLANNER**

SUBJECT: **28 SOUTHRIDGE DRIVE EAST; FILE #20407
SITE PLAN AND ARCHITECTURAL REVIEW FOR THE
CONSTRUCTION OF AN ADDITION TO AN EXISTING SINGLE-FAMILY
RESIDENCE, WITH A VARIANCE FOR EXCESS LOT COVERAGE.**

MEETING DATE: **MARCH 4, 2004** _____

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PROJECT DATA:

OWNER:	DEBORAH AND JOHN S. GREENSPAN
APPLICANT/ ARCHITECT:	KELI CWYNAR
ADDRESS:	28 SOUTHRIDGE DRIVE EAST
ASSESSOR PARCEL NUMBER:	034-223-03
FILE NUMBER:	20407
LOT SIZE:	18,270 SQUARE FEET
ZONING:	RO-2 (SINGLE-FAMILY RESIDENTIAL, OPEN)
GENERAL PLAN:	M (MEDIUM DENSITY RESIDENTIAL)
FLOOD ZONE:	C
DATE COMPLETE:	FEBRUARY 13, 2004
CEQA EXEMPTION:	MARCH 4, 2004
PERMIT STREAMLINING ACT DEADLINE:	MAY 3, 2004

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 15303.

PROPOSAL:

The applicant has submitted a request to construct additions to a single family residence located at 28 Southridge Drive East. The property is the first property fronting on Southridge Drive East, off of South Ridge Drive. The project would consist of a 95 square foot kitchen addition and a deck addition at the rear of the residence. The project would exceed the lot coverage for the property.



Town of Tiburon

STAFF REPORT

ANALYSIS:

Zoning

As previously mentioned, the project would not comply with the lot coverage requirements of the RO-2 zoning district. The existing lot coverage for the property is 15%. The maximum lot coverage for the property is 15%. The proposed addition and deck would increase the total lot coverage to 17%.

Design issues

The existing one-story residence is an L-shaped building, and its design is fairly rectilinear with low sloping roofs. The proposed kitchen addition would be located at the rear of the residence, within the corner of the L-shaped building. This addition would be well integrated with the building and would match the existing design. The proposed deck expansion would also be at the rear of the residence, above the existing pool and patio. The deck would wrap around the existing wood deck. Even though there would be a step down to the new deck from the existing deck, the new deck would be elevated from the existing grade and supported by piers. The extreme edge of the proposed deck would be approximately 10 feet above grade. Despite the elevated nature of the deck, the project would appear to be well integrated with the existing structures; therefore staff foresees no design issues with the project.

Variance

In order to grant the requested variances, the Board must make the following findings as 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 applicant has stated that the subject property does not receive adequate natural sunlight due to its shape and its topography. The extension of the deck, which essentially accounts for the excess lot coverage, would provide essential outdoor living space at a higher elevation which would receive much more sunlight than a deck or patio on grade.

- 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.**

The applicant has provided information regarding 10 other properties in the vicinity where similar or greater lot coverage variance have been granted (**See Exhibit #3**). This information provided by the applicant has been verified by staff. In addition, the applicant estimates that the adjacent properties at 34 and 32 South Ridge Drive have lot coverage figures of approximately 30%. For these reasons, it would not appear that the granting of the variance would constitute a special privilege.

Town of Tiburon

STAFF REPORT



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

The applicant has stated that the reason for the project is to expand the kitchen area to allow more room for the owner's expanding family. The kitchen addition in itself would not constitute a variance situation. However, the addition would reduce the exterior deck space which is apparently crucial to the owner's enjoyment of the property. The applicant has stated that it would be an unnecessary hardship to not grant the variance because the owners would lose the useable exterior deck space.

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

As proposed, the addition would not appear to result in significant view, privacy or other impacts detrimental to the public welfare or injurious to other properties in the vicinity.

Public Comment

To this date, no public comment has been submitted.

RECOMMENDATION:

It is recommended that the Board review this project with respect to Zoning Ordinance Sections 4.02.07, 4.03.05 (guiding principles for design review, and required variance findings) and determine that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) as specified in Section 15303. If the Board finds that the design of the project is consistent with the Guiding Principles for Site Plan and Architectural Review and all findings for the variance for excess lot coverage can be made, then it is recommended that the project be approved with the attached Conditions of Approval.

EXHIBITS:

1. Conditions of Approval
2. Application and supplemental materials dated February 9, 2004.
3. Applicant's findings for the variances.
4. Plans for the project

Town of Tiburon

STAFF REPORT



EXHIBIT 1

CONDITIONS OF APPROVAL 28 Southridge Drive East FILE #20407

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 to the application and plans dated by the Town of Tiburon on February 9, 2004, or as amended by these conditions of approval. Any modifications to the plans must be reviewed and approved by the Design Review Board.
3. Plans submitted to the Building Department 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 Department 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 Design Review 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 Design Review approval is not valid and shall be subject to stop work orders and may require removal.