

Town of Tiburon STAFF REPORT

AGENDA ITEM E3



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TO: **DESIGN REVIEW BOARD**

FROM: **PLANNING MANAGER WATROUS**

SUBJECT: **211 ROUND HILL ROAD; FILE #704038
SITE PLAN AND ARCHITECTURAL REVIEW FOR THE
CONSTRUCTION OF ADDITIONS TO AN EXISTING SINGLE-FAMILY
DWELLING**

MEETING DATE: **MAY 6, 2004** _____

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PROJECT DATA:

ADDRESS:	211 ROUND HILL ROAD
ASSESSOR'S PARCEL:	58-111-21
FILE NUMBER:	704038
PROPERTY OWNERS:	CHARLES AND MILLIE FROEB
APPLICANT:	MOHAMAD SADRIEH (ARCHITECT)
LOT SIZE:	40,603 SQUARE FEET
ZONING:	RO-2 (SINGLE-FAMILY RESIDENTIAL - OPEN)
GENERAL PLAN:	MEDIUM DENSITY RESIDENTIAL
FLOOD ZONE:	C
DATE COMPLETE:	APRIL 9, 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 15301.

PROPOSAL

The applicant is requesting Design Review approval for the construction of additions to an existing single-family dwelling on property located at 211 Round Hill Road. A breakfast nook, study and bathroom would be added to the main level of the house.

The proposed additions would add 623 square feet of floor area to the existing house, resulting in a total floor area for the house of 4,040 square feet, which is less than the floor area ratio for a lot of this size. The lot coverage on the site would increase to 4,113 square feet (10.1%), which is less than the 15.0% maximum lot coverage permitted in the RO-2 zone.

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



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ANALYSIS

Zoning

Staff has reviewed the proposal and finds it to be in conformance with the development standards for the RO-2 zone.

Design Issues

The subject house is accessed by a private driveway serving this property and the adjacent residence at 205 Round Hill Road. The subject dwelling is sited at a level well below other homes on Round Hill Road, and well above the neighboring homes on Stevens Court.

The proposed additions would have flat roofs that would not extend above the existing ridgeline of the house. The proposed nook would fill in an existing open deck area between the dining room and the kitchen, and the proposed study and bathroom would convert a patio area adjacent to the hillside into living space. The additions would only be marginally visible from several homes above the site, but would not interfere with any views for these nearby residences. The proposed additions would therefore appear to represent appropriate expansions of the existing house.

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

211 ROUND HILL ROAD

FILE #704038

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 March 17, 2004, or as amended by these conditions of approval. Any modifications to the plans of March 29, 2004, 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.