

Town of Tiburon STAFF REPORT

AGENDA ITEM E4



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TO: **DESIGN REVIEW BOARD**

FROM: **PLANNING MANAGER WATROUS**

SUBJECT: **1887 CENTRO WEST STREET; FILE #20445
SITE PLAN AND ARCHITECTURAL REVIEW FOR THE
CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING, WITH A
VARIANCE FOR REDUCED FRONT YARD SETBACK**

MEETING DATE: **FEBRUARY 3, 2005** _____

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PROJECT DATA:

ADDRESS:	1887 CENTRO WEST STREET
ASSESSOR'S PARCEL:	59-071-15
FILE NUMBER:	20445
PROPERTY OWNER:	JENNIFER HORSFALL
APPLICANT:	PETER BROCK (ARCHITECT)
LOT SIZE:	8,584 SQUARE FEET
ZONING:	R-2 (TWO--FAMILY RESIDENTIAL)
GENERAL PLAN:	HIGH DENSITY RESIDENTIAL
FLOOD ZONE:	C
DATE COMPLETE:	JANUARY 13, 2005

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 is requesting Design Review approval for the construction of a new three-story single-family dwelling on property located at 1887 Centro West Street. An existing single-family dwelling on the site would be demolished.

The first floor of the proposed house would include a great room, dining room, kitchen, playroom, laundry room, two bedrooms and 1½ bathrooms. The second floor would include a master bedroom suite, along with two more bedrooms and one additional bathroom. A two-car garage with a basement storage area and one more bathroom would be located at a lower level toward the front of the property. A spa would be placed along the western side of the property, near the rear of the house.



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The lot coverage of the proposed house would be 2,840 square feet (33.1%), which is less than the 35.0% maximum lot coverage permitted in the R-2 zone. The proposed house would have a floor area of 2,836 square feet, which is less than the floor area ratio for a lot of this size.

The proposed house would be situated within 6 feet, 4 inches of the front property line. As a 15 foot front yard setback is required in the R-2 zone, a variance is requested for reduced front yard setback.

A color and materials board has not yet been submitted, but will be available at the meeting for review by the Design Review Board. Brown colored stucco siding is proposed for the building exterior, with clay tile roofing.

ANALYSIS

Design Issues

The proposed house would be generally pulled back to the rear from the location of the existing house on the property. As indicated by the story poles erected for the project, much of the increased size of the proposed house would be situated above and to the rear of the existing house. The three separate building levels step up the hillside, with sufficient architectural articulation to minimize the visual mass and bulk of the proposed house.

The placement of the proposed garage at a lower level echoes the existing garage placement. The two parking spaces would be in a tandem configuration, with vehicles able to approach the garage from either end. Although this is a somewhat unorthodox garage design, this allows the driveways to work better with the contours of the site and remain at level closer to that of the living areas of the house. A separate driveway in front of and parallel to the garage would provide additional off-street parking for the property. The garage is the only portion of the proposed house that would project into the front yard setback.

The proposed house would not appear to create substantial view impacts on neighboring homes. The adjacent home to the northeast at 1891 Centro West Street is oriented to the south, with views of San Francisco and Richardson Bay that would not be affected by the proposed building. The new house could slightly impact peripheral views to the west from the rear decks of the neighboring house, but would not affect the views of any important objects. This potential impact on the side of a much larger panoramic view would be consistent with the Hillside Design Guidelines.

Similarly, the adjacent residence at 1877 Centro West Street has southward views that would not be affected by the proposed house. It does not appear that this house would interfere with any substantial views to the east from this neighboring home. Homes above the site are situated at much higher elevations and are screened by mature trees to the rear of the proposed house.

Although many homes along Centro West Street and Mar West Street have a more rustic character, there are numerous examples of contemporary and Mediterranean house designs in



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the immediate vicinity, most notably the house at the top of St. Bernard Lane. Therefore, the architectural character of the proposed house appears to be consistent with the general character of homes in the vicinity.

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 variance for reduced front yard setback.

Variance

In order to grant the requested variance, 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 subject property slopes sharply up from Centro West Street, which would cause garage structures that comply with the required front yard setback to either be situated further away from the living area of the house or farther from the street than is possible for other properties in the vicinity and generally in the R-2 zone. Therefore, these physical characteristics are special circumstances that would deprive the owners of this property of development privileges enjoyed by other properties in the vicinity if the subject variance is not granted.

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 and in the R-2 zone in Tiburon have received variances for reduced front yard setbacks, particularly on lots with steep frontages similar to that on the subject property.

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

The location of the garage for the proposed house in compliance with the required front yard setback would create practical difficulties in either constructing driveways with excessive slope to reach the garage further uphill, or in locating the garage too far downhill from the living areas of the house.

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

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The portion of the proposed house that would extend within the required front yard setback would be situated well below and out of the sight lines for neighboring homes, and therefore would not be detrimental to other homes in the vicinity.

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

Public Comment

As of the date of this report, 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 15303. If the Board wishes to approve the project, 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

1887 CENTRO WEST STREET

FILE #20445

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 15, 2004, or as amended by these conditions of approval. Any modifications to the plans of December 15, 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 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.
7. Prior to the issuance of final building inspection approval, all landscaping and irrigation shall be installed in accordance with approved plans. The installation of plantings and irrigation shall be verified by a Planning Division field inspection prior to the issuance of occupancy permits.
8. Prior to underfloor inspection, a certified survey of the structure foundation will be required. Required documents shall include graphic documentation locating the building on a site plan and including specific dimensions from property lines and other reference points as appropriate, and elevations relative to sea level of the foundation walls and slabs. No inspections will be provided until the survey results have been verified.

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9. The project shall comply with the following requirements of the Tiburon Fire Protection District:
 - a. The structure shall have installed throughout an automatic fire sprinkler system in accordance with NFPA standard 13-R. The system design, installation and final testing shall be approved by the District Fire Prevention Officer (UFC 1003).
 - b. Approved smoke alarms shall be installed to provide protection to all sleeping areas (UBC 1210).
 - c. Approved spark arresters shall be installed on chimneys (UFC 1101).
10. The following requirements of the Marin Municipal Water District shall be met:
 - a. A High Water Pressure Water Service application shall be completed.
 - b. A copy of the building permit shall be submitted.
 - c. Appropriate fees shall be paid.
 - d. The structure's foundation shall be completed within 120 days of the date of application.
 - e. The applicant shall comply with the District's rules and regulations in effect at the time service is requested.
11. All requirements of the Town Engineer shall be met.