

Town of Tiburon STAFF REPORT

AGENDA ITEM D2



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TO: **DESIGN REVIEW BOARD**

FROM: **PLANNING MANAGER WATROUS**

SUBJECT: **20 SOUTHRIDGE DRIVE WEST; FILE #20426**
SITE PLAN AND ARCHITECTURAL REVIEW FOR THE
CONSTRUCTION OF ADDITIONS TO AN EXISTING SINGLE-FAMILY
DWELLING, WITH VARIANCES FOR REDUCED FRONT AND SIDE
YARD SETBACKS AND EXCESS LOT COVERAGE (CONITUNED FROM
JANUARY 20, 2005)

MEETING DATE: **FEBRUARY 17, 2005** _____

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SUMMARY

The applicant is requesting Design Review approval for the construction of additions to an existing single-family dwelling on property located at 20 Southridge Drive West. The proposed project would involve the construction of several additions to main floor of the existing house, as well as the construction of a new second story. Variances were originally requested for reduced front and side yard setbacks and excess lot coverage.

This application was first reviewed at the January 20, 2005 Design Review Board meeting. At that time, the Board raised concerns about the Mediterranean style of the proposed addition, which would overly accentuate the resulting visual mass of the house. The Board also raised concerns about the relationship of the building to the site, suggesting that the house could be stepped more into the hillside. The application was continued to the February 17 meeting to allow the applicant an opportunity to address these concerns.

The applicant has now submitted revised plans for the proposed addition. The floor area of the proposed addition has been reduced by 9 square feet. The proposed lot coverage and setbacks remain the same as the previously submitted plans; the requests for variances for reduced front and side yard setbacks and excess lot coverage remain unchanged.

The revised plans have substantially toned down the Mediterranean exterior appearance of the house. Arched doorways and garage doors have been eliminated, along with decorative wrought iron railings for several exterior decks. The mission tile roofing would be replaced with a flat brown tile roofing material. The stucco exterior walls would remain, but the color would be changed from a Tuscan yellow to a lighter beige color. A revised color and materials board has been submitted, and will be present at the meeting for the Board to review.



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ANALYSIS

Design Issues

At the previous Design Review Board meeting, the Board indicated that the general layout of the residence on the site appeared to be appropriate, and that the requested variances for reduced front and side yard setbacks and excess lot coverage were acceptable. Potential view impacts on nearby residences did not appear to be a concern, particularly after the applicant submitted information indicating approval of the proposed project by most surrounding neighbors.

The physical relationship of the revised project to the site remains the same as that proposed by the previously submitted plans. The basic siting of the house would continue to be a function of the existing building location; any additional stepping of the house would need to be done through the design of the proposed second story addition.

The changes to the exterior design of the project should reduce the visual prominence of the house when compared to the previously submitted plans. The color scheme and toned down details of the design appear to comply with the direction given by the Board at the previous meeting. The Design Review Board should evaluate the modifications and determine if these changes are sufficiently in keeping with the character of the surrounding neighborhood.

A concern was previously raised by Staff regarding the proposed exterior lighting fixtures proposed to be installed as part of this project. The revised plans indicate that the proposed fixtures now appear to be downlights.

Zoning

Staff has reviewed the proposal and finds it to be in conformance with the development standards for the RO-2 zone with the exception of the previously noted front and side yard setback and excess lot coverage variances. At the previous meeting for this application, the Design Review Board tentatively indicated that it was able to make the necessary findings to approve the requested variances. The finding for the variance for excess lot coverage that this request would not constitute a grant of special privileges recognized that the application was similar to other requests that increased lot coverage as a means of designing a home that would not visually impact neighboring properties.

Public Comment

As previously noted, the applicant has submitted signatures from the owners of the adjacent properties at 12, 24 and 25 Southridge Drive West. A letter of objection has been received from the owner of 10 Southridge Drive West objecting to the visual mass and bulk of the previously submitted plans, and a letter was also received from the owner of 4 Janet Way #106, objecting to the principle of requesting variances for the project. No letters have been received since the previous public hearing on this application.

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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 wishes to approve the project, Staff would recommend that the attached conditions of approval be applied if the project is approved.

ATTACHMENTS

1. Conditions of approval
2. Revised plans

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CONDITIONS OF APPROVAL

20 SOUTHRIDGE DRIVE WEST

FILE #20426

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 June 22, 2004, or as amended by these conditions of approval. Any modifications to the plans of February 4, 2005, 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. The lighting fixtures indicated on the submitted plans are not approved, and shall be replaced with appropriate down lights.
6. All skylights shall be bronzed or tinted and no lights shall be placed in the wells.