

Town of Tiburon STAFF REPORT

AGENDA ITEM E3



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TO: **DESIGN REVIEW BOARD**

FROM: **PLANNING MANAGER WATROUS**

SUBJECT: **8 MARIPOSA COURT; FILE #705029**
SITE PLAN AND ARCHITECTURAL REVIEW FOR THE CONSTRUCTION
OF ADDITIONS TO AN EXISTING SINGLE-FAMILY DWELLING, WITH A
FLOOR AREA EXECPTION

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

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PROJECT DATA:

ADDRESS: **8 MARIPOSA COURT**
ASSESSOR'S PARCEL: **038-440-08**
FILE NUMBER: **705029**
PROPERTY OWNERS: **JEFF AND SHERYL OTT**
APPLICANT: **NICK NOYES ARCHITECTURE**
LOT SIZE: **27,443 SQUARE FEET**
ZONING: **RPD (RESIDENTIAL PLANNED DEVELOPMENT)**
PRECISE DEVELOPMENT PLAN: **RING MOUNTAIN (PD #10)**
GENERAL PLAN: **MEDIUM LOW DENSITY RESIDENTIAL**
FLOOD ZONE: **C**
DATE COMPLETE: **FEBRUARY 25, 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 15301.

PROPOSAL

The applicant is requesting Design Review approval for the construction of additions to an existing single-family dwelling on property located at 8 Mariposa Court. A new family room, bathroom and laundry room would be added within an existing crawl space beneath the house. A new swimming pool, spa, terrace and deck area would be added to the rear of the house.

The lot coverage on the site would not be increased by this project, as the proposed addition would be beneath the existing house. The proposed addition would add 931 square feet of floor area to the existing house, resulting in a total floor area for the house of 6,691 square feet, which is 1,947 square feet greater than the floor area ratio for a lot of this size. Therefore a floor area exception is requested.



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

ANALYSIS

Design Issues

The subject property is situated at the end of the cul-de-sac on Mariposa Court. The rear of the property borders a portion of the Ring Mountain Open Space Preserve. This lot is governed by the Ring Mountain Precise Plan, and the building envelope for the property was recently amended under a precise plan amendment (File #30405); the secondary envelope, within which the swimming pool and spa are proposed, was pulled further away from the adjacent property at 6 Mariposa Court.

As previously noted, the proposed addition would be created within an existing crawl space beneath the house. As a result, the building profile would not be substantially changed by this addition, and the project should not result in any view impacts on neighboring homes. Most of the windows for this addition face adjacent open space, and therefore would not create any privacy problems for other residences. The swimming pool would be situated in the modified secondary building envelope area, which has been pulled further away from the adjacent property at 6 Mariposa Court.

A comparison of the floor areas of other properties in the vicinity of the site indicates that the floor area of the house with the proposed addition would be larger than almost all of the other nearby residences; however, these other homes are all generally large, with all but one having floor areas in excess of 4,000 square feet. Similarly, although the difference between the requested floor area and the floor area ratio for this property is greater than the differences for all the other homes in the vicinity, almost all of these other residences also exceed the floor area ratios for their respective lots. As a result, the proposed size of the house would not appear to be significantly out of character with the surrounding neighborhood.

Zoning

Staff has reviewed the proposal and finds it to be in conformance with the development standards for the Ring Mountain Precise Plan, with the exception of the previously noted request for a floor area exception.

Section 4.02.08 of the Tiburon Zoning Code states that the Design Review Board may grant exceptions to the required floor area ratio requirements if it makes the following two findings:

1. The applicant has demonstrated that the visual size and scale of the proposed structure is compatible with the predominant pattern established by existing structures in the surrounding neighborhood; and
2. The applicant has demonstrated that the proposed structure is compatible with the



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physical layout of the site. The characteristics include, but are not limited to, the scale of trees, rock outcroppings, stream courses, land forms, and the dimensions of the lot.

As described above, the subject addition fills in an area that was originally designed as a crawl space beneath a portion of the house. As a result, this addition would not significantly alter the visual size and scale of the dwelling, particularly as viewed from other properties in the vicinity. This addition would also not change the relationship of the structure to the physical layout of the property.

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

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. Table of Floor Areas in the Vicinity of 8 Mariposa Court
3. Application and supplemental materials
4. Submitted plans

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CONDITIONS OF APPROVAL

8 MARIPOSA COURT

FILE #705029

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 February 9, 2005, or as amended by these conditions of approval. Any modifications to the plans of February 9, 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.
6. All skylights shall be bronzed or tinted and no lights shall be placed in the wells.

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FLOOR AREAS IN THE VICINITY OF 8 MARIPOSA COURT

<u>Address</u>	<u>Lot Size (sq. ft.)</u>	<u>Floor Area (sq. ft.)</u>	<u>Floor Area Ratio (sq. ft.)</u>	<u>Above/Below F.A.R. (sq. ft.)</u>
1 Mariposa Court	19,601	4,679	3,960	719
2 Mariposa Court	21,530	4,777	4,153	624
6 Mariposa Court	23,521	4,359	4,352	7
7 Mariposa Court	25,700	4,730	4,570	160
107 Reed Ranch Rd.	16,117	4,677	3,612	1,065
109 Reed Ranch Rd.	14,810	4,011	3,481	530
110 Reed Ranch Rd.	16,117	4,531	3,612	919
111 Reed Ranch Rd.	13,939	4,110	3,394	716
112 Reed Ranch Rd.	17,423	4,077	3,742	335
113 Reed Ranch Rd.	13,939	4,445	3,394	1,051
114 Reed Ranch Rd.	16,989	4,089	3,699	390
115 Reed Ranch Rd.	22,217	5,121	4,222	899
116 Reed Ranch Rd.	31,363	4,630	5,136	(506)
117 Reed Ranch Rd.	23,087	5,813	4,309	1,504
118 Reed Ranch Rd.	52,271	6,903	7,227	(324)
345 Blackfield Drive	20,473	3,200	4,047	(847)
347 Blackfield Drive	22,651	4,523	4,265	258
8 Mariposa Court (Proposed)	27,443	6,691	4,744	1,947