



Town of Tiburon

STAFF REPORT

with retaining walls 4 feet in height would be installed to allow for planters along the driveway in the front yard.

The proposed additions would increase the lot coverage by 20 square feet to 1,984.5 square feet (20.9%), which is more than the 15.0% maximum permitted lot coverage in the RO-2 zoning district. Since the existing condition exceeds the allowable lot coverage, and the proposed additions would only increase the lot coverage by 0.2%, a variance is not required. However, the proposed addition would also increase the floor area of the house by 592 square feet, and would result in a total floor area of 3,023 square feet, which is greater than the maximum floor area permitted for a lot of this size. A floor area exception of 76 square feet is therefore required.

ANALYSIS

Design Issues

The proposed additions to the residence would be mostly within the existing structure. The proposed storage space below the terrace would be located in the portion of the side yard that is currently dug out. The proposed storage area below the terrace would contain exterior access to the lower terrace. The proposed storage area at the rear of the lower level would only contain interior access from bedroom #2. The widened driveway would allow for one additional off street parking space in front of the proposed terrace and storage area. The visual impacts from the additions would be minor.

The landscaping improvements would include new retaining walls and planters in the front yard, and a bubbling rock fountain would also be located on the right side of the residence within the flagstone paving. A trellis 12 feet in height would be located in the southwest corner of the property with a fire pit below. The proximate location of the fire pit to the rear property line may result in adverse noise impacts on the surrounding properties. In order to mitigate these impacts Staff recommends sufficient landscape screening be planted between the trellis and the fence. This recommendation has been included as a condition of approval. The applicant has recently replaced the fence along the rear property line, increasing the level of privacy between the surrounding properties.

The project would have little effect on the mass and bulk of the building. For these reasons, staff foresees no design issues with the project.

Zoning

As previously mentioned, the proposed dwelling would not comply with the Town's floor area regulations. In order to grant the requested floor area exception, the Board must make the following findings as required by Section 4.02.08 of the Tiburon Zoning Ordinance:

- 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.**



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The excess floor area would not make the proposed residence out of scale with the surrounding neighborhood. The proposed additions would not alter the overall visual size of the residence, and many homes in the area exceed the floor area regulations. The visual size and scale of the proposed residence would therefore be compatible with the neighborhood.

- 2. The applicant has demonstrated that the proposed structure is compatible with the physical characteristics 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.**

The applicant has stated the proposed project would be compatible with the physical characteristics of the site because the proposed new storage rooms would be built mostly into the slope of the site, therefore the additions would not be visible from surrounding properties or the street. The topography of the lot would reduce the visual impact of the additions on 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

It is recommended that the Board review this project with respect to Zoning Ordinance Section 4.02.07 and 4.02.08 (Guiding Principles for Design Review and Floor Area Ratio Guidelines) 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

34 SOUTHRIDGE ROAD

FILE #705038

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 23, 2005, or as amended by these conditions of approval. Any modifications to the plans of March 24, 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. Sufficient landscape screening should be planted between the trellis and the fence to mitigate the noise impacts on the neighboring properties from the fire pit area.