

Town of Tiburon STAFF REPORT

AGENDA ITEM E5



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TO: **DESIGN REVIEW BOARD**

FROM: **PLANNING MANAGER WATROUS**

SUBJECT: **7 ACELA DRIVE; FILE #705040**
SITE PLAN AND ARCHITECTURAL REVIEW FOR THE CONSTRUCTION
OF ADDITIONS TO AN EXISTING SINGLE-FAMILY DWELLING

MEETING DATE: **MAY 5, 2005** _____

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PROJECT DATA:

ADDRESS:	7 ACELA DRIVE
ASSESSOR'S PARCEL:	058-231-20
FILE NUMBER:	705040
PROPERTY OWNERS:	DOLORA HURST
APPLICANT:	SAGAN PIECHOTA ARCHITECTURE
LOT SIZE:	23,040 SQUARE FEET
ZONING:	RO-2 (SINGLE-FAMILY RESIDENTIAL - OPEN)
GENERAL PLAN:	MEDIUM DENSITY RESIDENTIAL
FLOOD ZONE:	C
DATE COMPLETE:	APRIL 15, 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 7 Acela Drive. A two-story residence is currently situated on the property.

The project would include a new family room, relocated kitchen and addition to an existing master bedroom on the main floor of the house. Two existing bedrooms on the lower level that have been constructed without first obtaining the necessary permits would be legalized. In addition, one more bedroom, two bathrooms, a wine cellar and laundry room would be added within an existing crawl space adjacent to the lower level, and several additions would be made to another bedroom on this level. A deck on the main level would be expanded to the side, and a new deck would extend to the rear of the lower level. A new swimming pool and deck area would be added to the rear of the house below the elevation of the lower level of the house.



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The proposed addition would add 1,793 square feet of floor area to the existing house, resulting in a total floor area for the house of 4,300 square feet, which is less than the floor area ratio for a lot of this size. The lot coverage on the site would be increased by 769 square feet to a total of 3,450 square feet (114.97%), which would be 6 square feet less than the maximum lot coverage for a lot of this size.

A color and materials board has been submitted, and will be present at the meeting for the Board to review. Grey colored plaster and brown colored wood siding would be installed, with beige stone trim. A dark grey metal roof would be installed.

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 property is situated below the street level of Acela Drive. The house sits on a relatively level portion of the property, with the rear of the property sloping away below. An area of designated open space owned by the Marinero Owners Association borders the rear of the site. A large number of shrubs and trees of various sizes on both the subject property and the adjacent open space screen the rear of the house from view from the nearest residences below along Marinero Circle.

Most of the lower floor additions would not be visible from neighboring properties due to either their location within existing crawl space or because of the screening vegetation around the house. The additions on the northwest (right) side of the house would be somewhat visible from the adjacent residence at 9 Acela Drive, although existing vegetation on that side would appear to screen the proposed bedroom window on that side, and glass block would be used for a portion of that window to further reduce any privacy concerns. The location of the house below street level should eliminate the potential for the proposed additions to result in any view impacts on neighboring homes.

The proposed swimming pool and deck would be situated below the elevation of both floor levels of the house. This location is well screened by vegetation below, and is a considerable distance from the adjacent residence at 9 Acela Drive. Therefore the pool and deck areas should not create any unwanted privacy impacts on neighboring properties.

Public Comment

To date, no letters have been received regarding the subject 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.

ATTACHMENTS

1. Conditions of approval
2. Application and supplemental materials
3. Submitted plans

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CONDITIONS OF APPROVAL

7 ACELA DRIVE

FILE #705040

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, 2005, or as amended by these conditions of approval. Any modifications to the plans of April 14, 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.