

# Town of Tiburon

## STAFF REPORT



AGENDA ITEM \_\_\_\_\_

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TO: **PLANNING COMMISSION**

FROM: **DANIEL M. WATROUS, PLANNING MANAGER**

SUBJECT: **FILE #30501: AMENDMENT TO THE ROUND HILL OAKS PRECISE DEVELOPMENT PLAN (PD #36) TO AMEND A BUILDING ENVELOPE; 10 ROUND HILL TERRACE; STEPHANIE CYR AND RICHARD DONICK, OWNERS; WEIR/ANDREWSON ASSOCIATES, INC., APPLICANT; ASSESSOR'S PARCEL NO. 058-301-42**

MEETING DATE: **JULY 27, 2005** REVIEWED BY: SA \_\_\_\_\_

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### PROJECT DATA

Address: 10 Round Hill Terrace  
Assessor's Parcel Number: 058-301-42  
File Number: 30501  
Lot Size: 55,757 square feet  
General Plan: Medium Density Residential  
Zoning: RPD (Round Hill Oaks Precise Development Plan, PD #36)  
Subdivision: Round Hill Oaks, PM 1999-164 (Lot 4)  
Current Use: Single-Family Residential  
Owners: Stephanie Cyr and Richard Donick  
Applicant: Weir/Andrewson Associates, Inc.  
Date Complete: July 7, 2005  
Preliminary CEQA Determination: July 22, 2005

### PROJECT DESCRIPTION

The project is the proposed amendment to a precise development plan (the Round Hill Oaks Precise Development Plan) for property located at 10 Round Hill Terrace. The applicant proposes to amend the primary building envelope for this lot.

The Round Hill Oaks Precise Development Plan was approved by the Town Council in 1998, and established primary and secondary building envelopes for each of the four parcels in the subdivision. The owners of the property at 10 Round Hill Terrace now propose to modify the approved primary building envelope for their lot. The primary building envelope would be expanded to the north near the existing stairway entrance to the house. The requested change would improve the access to the outdoor living areas on the northern portion of this sloping property.



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### ANALYSIS

#### Project Design

The applicants have requested to modify the primary building envelope for this property in order to improve connections to the outdoor living areas on the northern side of the property. The current design of the house and exterior stairway allows access to a terrace and garden area on this side of the house only through an interior guest bedroom. The applicants propose to redesign the exterior entry stairway to provide more direct access to this area. A new enclosed storage room would be constructed under the modified stairway. As the existing stairway is directly adjacent to the approved primary building envelope boundary, a small extension of this envelope would be required to construct these improvements.

The proposed improvements would only be marginally visible from neighboring properties, and would not interfere with any views from adjacent homes. Any additional building mass associated with the proposed improvements would be consistent with the existing stone-faced stairway area at this end of the house, and would not result in a significant change to the overall exterior design of the house.

#### Compliance with the Round Hill Oaks Precise Development Plan

The Round Hill Oaks Precise Development Plan clustered three of the four residential lots in this subdivision at the end of a private roadway. The subject property is the last and highest of these three clustered lots along this roadway. Much of the uphill portion of the site and existing oak woodlands were preserved as private open space area.

The primary and secondary building envelopes established by the Round Hill Oaks Precise Development Plan were designed to allow adequate space for the development of each parcel, while providing a buffer between the envelopes and nearby private open space areas. Although the corner of the proposed primary building envelope alignment would be slightly closer to the adjacent private open space on this lot, a substantial buffer would still remain between the envelope and the open space boundary. This design therefore appears to be consistent with the intent of the Round Hill Oaks Precise Development Plan.

#### General Plan Consistency

The proposed project has been reviewed for consistency with the Tiburon General Plan and with the requirements of the Tiburon Zoning Ordinance regarding precise plan amendments. Open Space and Conservation Element Policy OSC-2 states that “while accommodation of growth is an accepted reality, it should be so directed as to preserve and enhance views, ridgelines, significant vegetation, habitats and environmentally sensitive areas to the maximum extent feasible. New development shall be in harmony with adjacent neighborhoods and surrounding open space areas.” As noted previously, the proposed primary building envelope expansion would not result in any impacts on nearby residential properties, and would still provide an appropriate buffer between the envelope and the adjacent open space area.



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### ENVIRONMENTAL REVIEW

Staff has preliminarily determined that the subject application is categorically exempt from the requirements of CEQA per Section 15301 of the CEQA Guidelines.

### FUTURE ACTIONS REQUIRED

Any affirmative action by the Planning Commission's on this project would be in the form of a recommendation to the Town Council. Should the Commission vote to deny the project, that decision would be final, unless appealed to the Town Council. If the amendment to the precise plan is approved by the Town Council, subsequent Town permits would include Site Plan and Architectural Review and building permits for the proposed improvements.

### CONCLUSION

The proposed amendment to the primary building envelope would be minor and would improve the access to outdoor living areas of the subject property without resulting in any impacts on nearby homes, while still providing an adequate buffer to the adjacent open space area. The overall design of the project would be consistent with the overall intent of the Round Hill Oaks Precise Development Plan.

### RECOMMENDATION

Staff recommends that the Planning Commission:

1. Hold a public hearing on this application; and
2. Consider the draft resolution recommending approval to the Town Council of the amendment to the Round Hill Oaks Precise Development Plan for the property at 10 Round Hill Terrace.

### EXHIBITS

1. Application form and supplemental information
2. Draft resolution
3. Submitted plans