

Town of Tiburon STAFF REPORT

AGENDA ITEM D2



.....

TO: **DESIGN REVIEW BOARD**

FROM: **PLANNING MANAGER WATROUS**

SUBJECT: **10 SOUTHRIDGE DRIVE EAST; FILE #706041**
SITE PLAN AND ARCHITECTURAL REVIEW FOR THE CONSTRUCTION
OF ADDITIONS TO AN EXISTING SINGLE-FAMILY DWELLING

MEETING DATE: **APRIL 20, 2006** _____

.....

PROJECT DATA:

ADDRESS:	10 SOUTHRIDGE DRIVE EAST
ASSESSOR'S PARCEL:	034-243-32
FILE NUMBER:	706041
PROPERTY OWNERS:	GEORGANN FULLER
APPLICANT:	MICHAEL HECKMANN (ARCHITECT)
LOT SIZE:	22,608 SQUARE FEET
ZONING:	RO-2 (SINGLE-FAMILY RESIDENTIAL-OPEN)
GENERAL PLAN:	MEDIUM LOW DENSITY RESIDENTIAL
FLOOD ZONE:	C
DATE COMPLETE:	MARCH 30, 2006

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 two-story single-family dwelling on property located at 10 Southridge Drive East. Changes to the existing upper level of the house include the construction of a new family room, office and entry, and expansion of the existing master bedroom suite and breakfast nook. A new bedroom and bathroom would be added to the lower level, and the interior stairway would be modified. Six (6) new skylights are proposed to be installed.

The lot coverage on the site would only be increased to 3,383 square feet (14.8%), which is less than the 15.0% maximum lot coverage permitted in the RO-2 zone. The proposed additions would add 554 square feet of floor area to the existing house, resulting in a total floor area for the house of 3,335 square feet, which is less than the floor area ratio for a lot of this size.



Town of Tiburon

STAFF REPORT

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

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 house steps down from the street in a manner consistent with other homes along Southridge Drive. The house is oriented to the rear, with decks and yard space facing to the south with views of San Francisco.

The proposed additions would not interfere with views from the homes on either side of the property. The house to the west at 8 Southridge Drive East is screened by mature vegetation. The master bedroom addition would be somewhat visible from one side window of the residence to the east at 12 Southridge Drive East, but should not create any substantial view impacts.

The owners of the home uphill from the site at 36 Southridge Drive West have raised concerns about potential view and lighting impacts from the proposed addition. The neighbors contend that the roof extensions associated with the proposed additions would impact views of Richardson Bay from their home and that the skylights would similarly interfere with their southern nighttime views. Three of the proposed skylights would face uphill, and could result in some light and glare for the uphill neighbors. However, the dwelling at 36 Southridge Drive West is situated at an elevation well above that of the subject residence; the Design Review Board may take this elevation difference into consideration in determining the potential impact of the proposed skylights.

The home at 36 Southridge Drive West has a relatively panoramic view to the south across Richardson Bay toward Belvedere, San Francisco and Sausalito. It appears that, at most, the proposed additions would protrude into a tiny portion of the very bottom of the middleground water view from the primary living areas of this nearby dwelling. As such, the potential view impacts would be consistent with policies of the Hillside Design Guidelines regarding panoramic views, views of important objects, and middleground views. The Board is encouraged to view the story poles for the proposed project from the home at 36 Southridge Drive West to more fully evaluate the view and skylight concerns.

Public Comment

A letter has been received regarding the subject application was submitted by the owners of 36 Southridge Drive West with the concerns noted above. Another letter was received from the owner of the adjacent home at 8 Southridge Drive East expressing support for the project.

Town of Tiburon

STAFF REPORT



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. Application and supplemental materials
3. Letter from Margaret Leung, dated March 31, 2006
4. Letter from Rick and Lalita Waterman, dated April 11, 2006
5. Submitted plans

Town of Tiburon

STAFF REPORT



CONDITIONS OF APPROVAL

10 SOUTHRIDGE DRIVE EAST

FILE #706041

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 14, 2006, or as amended by these conditions of approval. Any modifications to the plans of March 14, 2006, 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. If this approval is challenged by a third party, the property owner/applicant will be responsible for defending against this challenge. The property owner/applicant agrees to defend, indemnify and hold the Town of Tiburon harmless from any costs, claims or liabilities arising from the approval, including, without limitations, any award of attorney's fees that might result from the third party challenge.
6. All exterior lighting fixtures must be down light type fixtures.
7. All skylights shall be bronzed or tinted and no lights shall be placed in the wells.