

Town of Tiburon STAFF REPORT

AGENDA ITEM F4



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TO: **DESIGN REVIEW BOARD**

FROM: **PLANNING MANAGER WATROUS**

SUBJECT: **5 ROLLING HILLS ROAD; FILE #706085
SITE PLAN AND ARCHITECTURAL REVIEW FOR CONSTRUCTION OF
ADDITIONS TO AN EXISTING SINGLE-FAMILY RESIDENCE
(CONTINUED FROM AUGUST 3, 2006)**

MEETING DATE: **SEPTEMBER 6, 2006** _____

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PROJECT DATA:

ADDRESS:	5 ROLLING HILLS ROAD
ASSESSOR'S PARCEL:	058-141-21
FILE NUMBER:	706085
PROPERTY OWNERS:	CHRIS HEDEN/WESTERN LIABILITY INSURANCE
APPLICANT:	ENDRES WARE ARCHITECTS
LOT SIZE:	14,501 SQUARE FEET
ZONING:	RO-2 (SINGLE-FAMILY RESIDENTIAL-OPEN)
GENERAL PLAN:	MEDIUM DENSITY RESIDENTIAL
FLOOD ZONE:	C
DATE COMPLETE:	JULY 14, 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 to construct additions to an existing one-story single-family dwelling located at 5 Rolling Hills Road. A new second story addition would be constructed, which would include a master bedroom suite, two more bedrooms and one bathroom. Decks would extend out from two portions of the master bedroom and from one of the other new bedrooms. An interior elevator would be installed connecting the two floors of the house and the lower carport level. Six new skylights are proposed to be installed.

The proposed project would add 1,420 square feet of floor area to the existing house, resulting in a total floor area of 3,441 square feet, which is 9 square feet less than the floor area ratio for a lot of this size. The proposed additions would not increase the lot coverage of this property.



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A color and materials board has not been submitted, as the proposed additions would match the colors and materials of the existing house.

Zoning

Staff has reviewed the proposal and finds it to be in conformance with the development standards for the RO-2 zone.

ANALYSIS

Design Issues

The subject application was originally scheduled for the August 3, 2006 Design Review Board meeting. The applicant requested a continuance in order to discuss the proposed project with neighboring property owners. No changes have been made to the originally submitted plans.

A previous Site Plan and Architectural Review application for construction of a deck addition, with a variance for reduced front yard setback, was approved by the Design Review Board on January 19, 2006. The proposed plans indicate that this deck would still be constructed, along with the other improvements proposed as part of the subject application.

The proposed upper level addition would be primarily visible from the adjacent home to the east at 1 Rolling Hills Road. The addition would be clearly visible from the living room and rear patio of this neighboring property. A number of large, mature trees to the west of the subject dwelling create a backdrop that already obscures views to the west over the location of the proposed upper level space. As a result, the upper level would not impact any views for the adjacent home.

The proposed upper level addition would include east-facing windows for a bedroom and hallway that would look directly into the living room of the home at 1 Rolling Hills Road. Light from these windows would interfere with nighttime views to the west and could result in unwanted privacy impacts as well. It is recommended that these windows either be eliminated or made substantially smaller or obscured to address these concerns.

The upper level addition would also substantially increase the visible mass and bulk of the subject house when viewed from the home at 1 Rolling Hills Road. However, the addition would be stepped back from the eastern edge of the building and would include varying roof planes, which would help break up the mass and bulk when viewed from the adjoining property.

The visual mass and bulk of the proposed addition is more pronounced when viewed from the roadway below the site and from the homes across the street at 4 and 6 Rolling Hills Road. The owners of these nearby residences have raised concerns about the vertical appearance of the proposed addition and how it would loom over the roadway and homes below. The Design Review Board is encouraged to view the story poles for the proposed addition from these nearby properties.



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The proposed upper level addition could also interfere with views of Mt. Tamalpais from the recently approved new home at 3 Rolling Hills Road. However, a review of the approved house plans indicate that the windows facing in the direction of the proposed addition are not for primary living areas, but would face into a playroom, hallway, stairway and bathroom of the upper level of the approved house design. As a result, the proposed addition would not appear to create substantial view impacts for this neighboring home.

Public Comment

To date, no letters have been received regarding the subject application. Staff has spoken to the owner of the home at 1 Rolling Hills Road, who has expressed concerns regarding the visual and privacy issues noted above. Staff has also spoken to several other nearby property owners who are concerned about the visual mass and bulk of the proposed addition as described above.

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, it is recommended 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

5 ROLLING HILLS ROAD

FILE #706085

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 May 22, 2006, or as amended by these conditions of approval. Any modifications to the plans of June 28, 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. 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.
5. The applicant must meet all requirements of other agencies prior to the issuance of a building permit for this project.
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.