

# Town of Tiburon STAFF REPORT



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

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TO: **DESIGN REVIEW BOARD**

FROM: **LAURIE TYLER, ASSOCIATE PLANNER**

SUBJECT: **695 HAWTHORNE DRIVE; FILE #20617  
SITE PLAN AND ARCHITECTURAL REVIEW FOR THE  
CONSTRUCTION OF ADDITIONS TO AN EXISTING SINGLE-FAMILY  
DWELLING WITH A VARIANCE FOR EXCESS LOT COVERAGE**

MEETING DATE: **JULY 6, 2006** \_\_\_\_\_

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## PROJECT DATA:

**OWNER: TOM AND MAGGIE CHAN**  
**APPLICANT/ARCHITECT: MOHAMAD SADRIEH**  
**ADDRESS: 695 HAWTHORNE DRIVE**  
**ASSESSOR PARCEL NUMBER: 055-212-08**  
**FILE NUMBER: 20617**  
**LOT SIZE: 7,500 SQUARE FEET**  
**ZONING: R-1 (SINGLE-FAMILY RESIDENTIAL)**  
**GENERAL PLAN: MH (MEDIUM HIGH DENSITY RESIDENTIAL)**  
**FLOOD ZONE: C**  
**DATE COMPLETE: JUNE 16, 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 15303.

## PROPOSAL:

The applicant has submitted a request for Site Plan and Architectural Review for additions to an existing single-family dwelling, located at 695 Hawthorne Drive. Additions include a two-car garage and master bedroom, as well as the expansion of the existing living room, kitchen and laundry area, totaling 1,097 square feet.

The existing single family dwelling is 1,676 square feet, and contains two bedrooms, a living room, dining room, family room, kitchen and laundry area. The proposal to expand the existing dwelling unit will result in approximately twenty (20) square feet of additional laundry area and eighty-two and a half (82.5) square feet of kitchen area. Both additions are proposed as extensions of each room, oriented east towards the rear of the property.



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Currently, the front of the house contains a covered porch area. The living room is proposed to extend six feet (6') out towards the front of the property, gaining an additional 102 square feet of useable space, thus eliminating the porch completely.

The master bedroom is currently located to the rear of the house. An approximately 451 square foot master bedroom and bath addition will extend west towards the front of the property, extending the house out towards the front, 18.5 feet.

In addition, the dwelling lacks a covered parking area. The proposal includes a 441 square foot, two-car garage, which will connect to the existing family room, and extend 21 feet towards the front of the property. A new driveway is also included in the proposal.

The proposed additions/expansions would increase the lot coverage by 1,097 square feet, for an overall square footage of 2,773 square feet (36.9%), which is 6.9 percent over the permitted lot coverage in the R-1 Zoning district (30%). The maximum gross floor area for the property is 2,750 square feet. The proposed additions will only increase the floor area by 656 square feet, resulting in a gross floor area of 2,332 square feet, which is 418 square feet below the maximum allowed. The proposed additions are well below the gross floor area requirement, but will result in excess lot coverage. Therefore a Variance for excess lot coverage has been requested.

The façade of the home will contain a combination of wood shingle siding, stained a natural color, dark green trim, and stone accent. The garage is proposed with sectional doors, also stained. A color/materials board will be available for review at the Board meeting.

### **ANALYSIS:**

#### **Design Issues**

The subject property is located between Hilary Drive to the east (above), Tiburon Boulevard to the west (below), and adjacent to Rock Hill Road to the south. Existing single-family dwellings (R-1 Zone) surround the property. Additionally, the property shares boundary lines with 694 and 696 Hilary Drive to the east (rear), 693 Hawthorne Drive to the north (left side), and 697 Hawthorne Drive to the south (right side).

The proposed additions and expansions would create an overall well-designed single-family dwelling. The subject property is surrounded by single-family dwellings, all of which have one-story designs. There does not appear to be a dominant architectural theme in the neighborhood.

The majority of properties surrounding do not appear to have views across the subject property, with the exception of the neighbor to the west (left side) at 693 Hawthorne Drive. The extension of the master bedroom into the front of the property may potentially obstruct a slot view of the Golden Gate Bridge from the corner window of this neighbor's home. The adjacent property owner was concerned about the proposal, and approached staff regarding this; however, no formal objection has been made. Staff visited the site after the story poles were erected and has determined that the neighbors view would not be obstructed by the extension



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of the master bedroom. The Design Review Board is encouraged to view the story poles from the adjacent home to better evaluate the potential view impacts.

It should be noted that landscaping will be eliminated as a result of this addition, including the removal of a small tree in the front yard. The existing vegetation that remains on the left side of the home will serve as an adequate screening barrier between the home and the property at 693 Hawthorne Drive. Mature landscaping also serves to screen the rear of the home, aiding in maintaining privacy for the proposed additions to the rear.

### Zoning

Besides the requested variance for excess lot coverage, the project appears to be in conformance with the remaining development regulations of the R-1 zoning district.

### Variance

- 1. Because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of this Ordinance will deprive the applicant of privileges enjoyed by other properties in the vicinity and in the same or similar zones.**

The existing house location, in relation to the neighbors located above, would not allow for a second story addition due to the possible obstruction of views. This situation makes compliance with the thirty percent (30%) lot coverage requirement difficult, and creates a special circumstance that would deprive the applicant of development privileges enjoyed by other properties in the vicinity.

- 2. The variance will not constitute a grant of special privileges inconsistent with the limitation upon other properties in the vicinity and in the same or similar zones.**

A few other properties in the vicinity of the subject parcel have also been granted variances for excess lot coverage, in addition to reduced yard setbacks (696 and 735 Hawthorne Drive, File No's. 20504 & 20438). Since the majority of properties surrounding are zoned R-1, and many have the potential to obstruct views for dwellings located to the rear (uphill), similar variances have been granted to ensure these dwellings remain single story.

- 3. The strict application of this Ordinance would result in practical difficulty or unnecessary hardship.**

It would be an unnecessary hardship to strictly apply the maximum lot coverage requirement in this case because the realistic location for any expansion of the existing structure must remain at the ground level. The existing structure lacks a garage and has an inadequate sized master bedroom and bath. Since it is unlikely that a second story addition would be approved based on the potential view impacts to the adjacent

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residence to the rear, it would be an unnecessary hardship to strictly apply the lot coverage requirement.

**4. The granting of the variance will not be detrimental to the public welfare or injurious to other properties in the vicinity.**

To date, no formal objections have been made regarding the proposed additions by any of the surrounding properties. It should be noted that the dwelling at 693 Hawthorne Drive has a small view of the Golden Gate Bridge from the far right corner of the house, but staff determined that the addition would not encroach into this neighbors view.

From the evidence provided, Staff believes that there is sufficient evidence to support the findings for the requested variance.

### **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 Sections 4.02.07 and 4.03.05(Guiding Principles and Variance Findings) 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 agrees with Staff's conclusions, Staff would recommend that the attached conditions of approval be applied.

### **EXHIBITS:**

1. Conditions of Approval
2. Application and supplemental materials dated May 31, 2006
3. Plans for the project

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### EXHIBIT 1

#### CONDITIONS OF APPROVAL

**695 Hawthorne Drive**

**FILE #20617**

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 31, 2006, or as amended by these conditions of approval. Any modifications to the plans of July 6, 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. 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.
7. 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.