

Town of Tiburon STAFF REPORT

AGENDA ITEM _____



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TO: **DESIGN REVIEW BOARD**

FROM: **LAURIE TYLER, ASSOCIATE PLANNER**

SUBJECT: **9 PALMER COURT; FILE #706089
SITE PLAN AND ARCHITECTURAL REVIEW FOR THE ALTERATION
AND CONSTRUCTION OF ADDITIONS TO AN EXISTING SINGLE-
FAMILY DWELLING WITH A FLOOR AREA EXCEPTION**

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

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PROJECT DATA:

OWNER:	ALISON AND ALEX MAST
APPLICANT/ARCHITECT:	WALTER & WAGER ARCHITECTS
ADDRESS:	9 PALMER COURT
ASSESSOR PARCEL NUMBER:	055-201-09
FILE NUMBER:	706089
LOT SIZE:	10,900 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 the construction of an addition and alteration to the existing single family dwelling, located at 9 Palmer Court. The subject property is located south of Tiburon Boulevard, west of the Belvedere Tennis Club, and east of Richardson Bay. Single-family dwellings surround the property to the west and south.

The existing dwelling is 1,775 square feet and contains a kitchen, living room, two bedrooms, and a garage. The addition would involve raising the existing dwelling and constructing new floor area below. A new family room, living room, dining room, kitchen, study, and bedroom would be added as the new lower level of the house. New wood decking will surround the kitchen and dining area, replacing the small front patio.



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Changes proposed for the existing floor plan include converting the kitchen and garage into a master bedroom and bathroom, and adding an approximately 174 square foot deck to the front of the home. The home currently has additional parking area at the end of the long gravel driveway, which is shared with neighbor to the left.

The proposed additions will remain within the footprint of the existing house, with the exception of the wood decking on the lower floor, and the service area to the rear of the left side. The deck is proposed to extend twelve feet (12') towards the front of the property, and the service area will extend two feet (2') to the left side of the structure.

The proposed addition would increase the lot coverage by 1,755 square feet, for an overall square footage of 3,355 square feet (23.1 %), which is 6.9 percent below the permitted lot coverage in the R-1 Zoning district (30%). The proposed additions will however, increase the floor area by 1,755 square feet, resulting in a gross floor area of 3,355 square feet, which is 265 square feet over the maximum allowed. Therefore, the applicant is requesting a Floor Area Exception.

The façade of the home will contain antique slate asphalt shingles, cedar siding stained semi transparent "Olympic" natural, and wood trim, columns, and deck rails painted off-white. A color materials board will be available for review at the Board meeting.

ANALYSIS:

Design Issues

The subject property is surrounded by two-story, single-family dwellings, as well as the Belvedere Tennis Club (BTC), adjacent to the east (right side). The surrounding dwelling units all have a similar Nantucket/Hampton architectural theme; the proposal seeks to be consistent with this theme.

Dense mature landscaping, including various trees, surrounds the house and provides a natural screening barrier to the BTC. A twenty-two (22') to thirty-two (32') foot side yard setback exists adjacent to the club, and is proposed to remain, allowing ample space between the dwelling and the club. Bedrooms currently exist and are proposed to be located on this side of the home, which could pose a potential problem for noise. In the future, the Belvedere Tennis Club is proposing to construct a ten foot (10') high block wall adjacent to the subject property, which will aid in the elimination of noise from patrons of the club.

Removal of the garage will not impair parking for the residence, as the home currently shares a long gravel driveway with the neighbor to the west (left side). The driveway and open area towards the end of the driveway will provide enough room for a minimum of two parking spaces, as shown on the site plan.

The raised profile of the house creates the potential for obstruction of views of Richardson Bay by this project. Dense trees and vegetation above and to either side of the existing house location limit the visibility of the proposed upper story from uphill homes, creating only a small



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slot view that could possibly be impacted by the project. The applicant has provided a number of signatures from property owners surrounding the subject property, all of which are in general acceptance to the proposed additions. Potential obstruction of views may be found in various homes to the north of the property along Hawthorne and Hilary Drives. Staff was unable to visit each of the homes to verify this, yet has not received any objections to the project from any of the homeowners. The Design Review Board is encouraged to attempt to view the story poles for the project from the surrounding neighborhood to better evaluate these potential view impacts.

Zoning

Besides the requested Floor Area Exception, the project appears to be in conformance with the remaining development regulations of the R-1 zoning district.

Floor Area Exception

- 1. The applicant has demonstrated that the visual size and scale of the proposed structure is compatible with the predominant pattern established by existing structures in the surrounding neighborhood.**

The excess floor area would not make the proposed residence out of scale with the surrounding neighborhood. Creating additional living space by using the space below the existing floor would increase the overall visual mass and bulk of the residence, but would merely result in a two-story structure, which would therefore be compatible with the two-story character of the surrounding neighborhood. In addition, the proposal seeks to remain mostly within the existing building footprint and also maintain a similar architectural appearance to the surrounding dwellings, in terms of color scheme and materials.

- 2. The applicant has demonstrated that the proposed structure is compatible with the physical characteristics of the site. The characteristics include, but are not limited to, the scale of trees, rock outcroppings, stream courses, land forms, and the dimensions of the lot.**

The proposed addition would remain within the existing footprint, with the exception of the extension of decking in the front and to the west (left side) of the house. The proposed project as a whole would be compatible with the physical characteristics of the site because the addition will not alter the existing landscaping or dimensions of the lot, and would not obstruct any surrounding properties' view of Richardson Bay.

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

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Public Comment

To date, no letters have been received opposing the subject application. The applicant has discussed the project with surrounding property owners located above and adjacent to the property, and has submitted their signatures and comments which are in general acceptance for the project.

RECOMMENDATION:

It is recommended that the Board review this project with respect to Zoning Ordinance Section 4.02.08 (Floor Area Ratio Guidelines) 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

9 Palmer Court

FILE #706089

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.