



STAFF REPORT

To: Members of the Design Review Board
From: Community Development Department
Subject: 200 Round Hill Road; File No. DR2016129; Site Plan and Architectural Review for Construction of Additions to an Existing Single-Family Dwelling

PROJECT DATA

ADDRESS: 200 ROUND HILL ROAD
OWNER: PHIL AND JEN BENNETT
APPLICANT: TODD DAVIS ARCHITECTURE
ASSESSOR'S PARCEL: 058-252-01
FILE NUMBER: DR2016129
LOT SIZE: 19,763 SQUARE FEET
ZONING: RO-2 (RESIDENTIAL-OPEN)
GENERAL PLAN: M (MEDIUM DENSITY RESIDENTIAL)
FLOOD ZONE: X
DATE COMPLETE: NOVEMBER 9, 2016

PROPOSAL

The applicant is requesting to construct additions to an existing single-family dwelling, on property located at 200 Round Hill Road. The property is currently developed with a 3,317 square foot single-family dwelling.

The proposal consists of adding 723 square feet to the lower level of the existing dwelling, which would include a guest room, bathroom, storage, playroom and office. In addition, two existing guest rooms would be converted into a 536 square foot two-car garage.

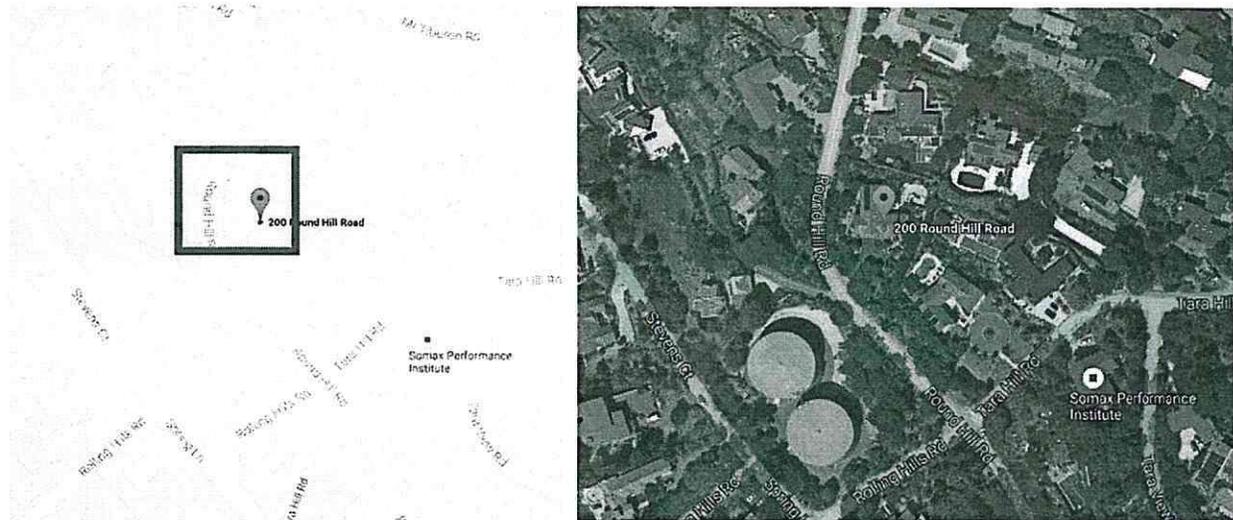
Other proposed improvements would include modified windows and doors on all sides of the existing home, six new skylights on the roof, an expanded upper level deck with new metal guardrail and an exterior staircase connected to a new patio and lawn area. The majority of the existing landscaping would remain throughout the property with a few existing trees removed from the property. The existing driveway would be expanded and resurfaced to accommodate additional off-street parking.

The proposal would result in a gross floor area of 3,504 square feet, which is below the maximum permitted gross floor area for the property (3,976 square feet). The proposal would result in lot

coverage of 2,954 square feet (14.9%), which is below the 15.0% maximum permitted lot coverage in the RO-2 zone.

The proposed colors and materials include a gray artisan v-rustic siding and white trim for the addition and entire house. The roofing would remain the same. A colors and materials board has been submitted and will be present at the meeting for the Board to review.

PROJECT SETTING



The subject property is located near the top of Round Hill Road with views of San Francisco, bay, Golden Gate Bridge, and Sausalito. The property slopes upwards parallel from the street.

ANALYSIS

Design Issues

The majority of the additions would be situated within the same footprint as the lower level of the existing footprint of the dwelling with a small portion underneath the proposed deck expansion. Existing living space would be converted back into a two-car garage, which would be within the same footprint as the existing dwelling and existing crawlspace would be converted into living space with a small exterior addition of 402 square feet towards the downhill slope of the property. The proposed windows on all sides of the home and additions would be similar to the existing windows. The addition would be towards the driveway and on the downslope of the property, which would not appear to create view or privacy impacts on neighboring properties.

Zoning

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

PUBLIC COMMENT

As of the date of this report, no letters have been received regarding the subject application.

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 Sections 15301 and 15303.

RECOMMENDATION

The Design Review Board should review this project with respect to Zoning Ordinance Sections 16-52.020 (H) (Guiding Principles), and determine that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) as specified in Sections 15301 and 15303. If the Design Review Board wishes to approve the application, it is recommended that the attached conditions of approval be applied.

ATTACHMENTS

1. Conditions of Approval
2. Application and Supplemental Materials
3. Submitted Plans

Prepared by Kyra O'Malley, Associate Planner

ATTACHMENT 1

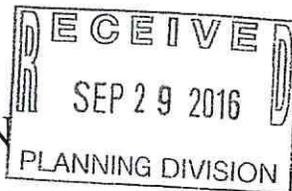
**DRAFT CONDITIONS OF APPROVAL
200 ROUND HILL ROAD
FILE NO. DR2016129**

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. Construction shall conform to the application and plans dated by the Town of Tiburon on September 29, 2016 as amended by these conditions of approval. Any modifications to the plans dated November 15, 2016 must receive Design Review approval.
3. Project elements shown on construction drawings submitted to the Building Division for plan check shall be essentially identical to those project elements shown on drawings approved by the Design Review Board. The permit holder is responsible for clearly identifying on construction drawings any and all changes to project elements. Such changes must be clearly highlighted (with a “bubble” or “cloud”) on the construction drawings. A list describing in detail all such changes shall be submitted and attached to the construction drawings, with a signature block to be signed by the Planning Division Staff member indicating whether these changes have been reviewed and are approved, or will require additional Design Review approval. All such changes that have not been explicitly approved by the Town are not “deemed approved” if not highlighted and listed on construction drawings. Construction of any such un-approved project elements is in violation of permit approvals and shall be subject to Stop Work Orders and removal.
4. If this approval is challenged by a third party, the property owner/applicant will be responsible for defending against this challenge, with defense counsel subject to the Town’s approval. 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 other than those approved by the Design Review Board must be down-light-type fixtures.
7. The project shall comply with the following requirements of the California Fire code and the Tiburon Fire Protection District:
 - a. The structure shall have installed throughout an automatic fire sprinkler system. The system design, installation and final testing shall be approved by the District Fire Prevention Office. (CFC 903.2)
 - b. Approved smoke and carbon monoxide alarms shall be installed to provide protection to all sleeping areas. (CFC 907.2.10)
 - c. The vegetation on this parcel shall comply with the requirements of the Tiburon Fire Protection District. (CFC 304.12)

8. All requirements of the Marin Municipal Water District shall be met prior to issuances of a building permit.
9. All requirements of the Sanitary District No. 5 shall be met prior to issuances of a building permit.
10. A construction sign shall be posted on the site during construction of the project, in a location plainly visible to the public. The sign shall be 24" x 24" in size and shall be made of durable, weather-resistant materials intended to survive the life of the construction period. The sign shall contain the following information: job street address; work hours allowed per Chapter 13 of the Tiburon Municipal Code; builder (company name, city, state, ZIP code); project manager (name and phone number); and emergency contact (name and phone number reachable at all times). The sign shall be posted at the commencement of work and shall remain posted until the contractor has vacated the site.
11. All skylights shall be bronzed or tinted in a non-reflective manner (minimum 25%) and no lights shall be placed in the wells.
12. All requirements of the Tiburon Public Works Department shall be met prior to issuances of a building permit.
 - a. An Encroachment Permit from DPW is required for any work within the Town's right-of-way, including, but not limited to, utility trenching, installation of new utility connections and modifications to the driveway apron. The plans shall clearly identify all proposed work in the right of way and an Encroachment Permit shall be obtained prior to conducting such work.
 - i. A portion of the parking area shall be moved entirely within the private property. Prior to building permit issuance, revised the plans accordingly to remove the encroaching parking area.
13. A copy of the Planning Division's "Notice of Action" including the attached "Conditions of Approval" for this project shall be copied onto a plan sheet at the beginning of the plan set(s) submitted for building permits.



TOWN OF TIBURON
LAND DEVELOPMENT APPLICATION



TYPE OF APPLICATION

- Conditional Use Permit
- Precise Development Plan
- Secondary Dwelling Unit
- Zoning Text Amendment
- Rezoning or Prezoning
- General Plan Amendment
- Temporary Use Permit
- Design Review (DRB)
 - Design Review (Staff Level)
 - Variance(s) _____ #
 - Floor Area Exception
 - Tidelands Permit
 - Sign Permit
 - Tree Permit
- Tentative Subdivision Map
- Final Subdivision Map
- Parcel Map
- Lot Line Adjustment
- Condominium Use Permit
- Seasonal Rental Unit Permit
- Other _____

APPLICANT REQUIRED INFORMATION

SITE ADDRESS: 200 Round Hill Rd PROPERTY SIZE: 19,763 sq
PARCEL NUMBER: 058-252-01 ZONING: RO-2

PROPERTY OWNER: PHIL & JEN BENNETT
MAILING ADDRESS: 200 Round Hill Rd
TIBURON CA 94920
PHONE/FAX NUMBER: 415-815-9135 E-MAIL: PHILB@mcm.com

APPLICANT (Other than Property Owner): TODD DAVIS
MAILING ADDRESS: 355 11th St. Suite 300
SAN FRANCISCO CA 94103
PHONE/FAX NUMBER: 415-336-8443 E-MAIL: TODD@TD-ARCHITECTURE.CO

ARCHITECT/DESIGNER/ENGINEER: SAME
MAILING ADDRESS: _____
PHONE/FAX NUMBER: _____ E-MAIL: _____

Please indicate with an asterisk () persons to whom Town correspondence should be sent.*

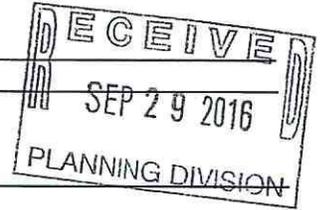
BRIEF DESCRIPTION OF PROPOSED PROJECT (attach separate sheet if needed):
~~434~~ ADDITION SEE ATTACHED SHEET

MINOR ALTERATION SUPPLEMENT

Please fill in the information requested below:

1. Briefly describe the proposed project (attach separate sheet as needed): SEE ATTACHED SHEET.

2. Lot area in square feet (Section 16-100.020(L))*: 19,763 SF Zoning: RO-2
3. Square footage of Landscape Area: _____
4. Impervious Surface Area Calculations (in square feet) & Grading Estimates (in cubic yards):
 - a) Existing Impervious Surface Area: 3103 SF
 - b) Completed Project Impervious Surface Area: 3348 SF.
 - c) Land Area (in square feet) to be disturbed/cleared during construction: _____
 - d) Amount of Grading or Earth Movement involved (total in cubic yards): _____
5. Proposed use of site (example: single family residential, commercial, etc.):
 Existing SINGLE FAMILY
 Proposed SINGLE FAMILY.
6. Describe any changes to parking areas including number of parking spaces, turnaround or maneuvering areas.
(E) DRIVEWAY TO REMAIN (ADDING 2 MORE EXTERIOR PARKING SPOTS TO COMPENSATE FOR REMOVAL OF 2.



TO BE COMPLETED BY APPLICANT				STAFF USE ONLY	
ITEM	EXISTING	PROPOSED ADDITION AND/OR ALTERATION	PROPOSED	CALCULATED	PER ZONE
Setbacks from property line (Section 16-100.020(Y))* Front	30 ⁰ ft.	∅ ft.	30 ft.	ft.	30 ft.
Rear	27 ⁰ ft.	26 ⁰ ft.	26 ⁰ ft.	ft.	20' 1/2 ft.
Right Side	81 ⁵ ft.	∅ ft.	81 ⁵ ft.	ft.	15 ft.
Left Side	29 ⁸ ft.	∅ ft.	29 ⁸ ft.	ft.	15 ft.
Maximum Height (Section 16-30.050)*	25' 10" ft.	11' 8" ft.	25' 10" ft.	ft.	30 ft.
Lot Coverage (Section 16-30.120(B))*	2558 sq.ft.	434 402 sq.ft.	2990 sq.ft.	2984 sq.ft.	2765 sq.ft.
Lot Coverage as Percent of Lot Area	12.9 13 %	2 %	15 %	15.1 14.94 %	15 %
Gross Floor Area (Section 16-100.020(F))*	2756 sq.ft. 3317	947 187 sq.ft. 187	3503 sq.ft. 3504	3504 sq.ft. 536	3976 sq.ft. 600

*Section numbers refer to specific provisions or definitions in the Tiburon Municipal Code, Title IV, Chapter 16 (Zoning)

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