

**CORTE MADERA PLANNING COMMISSION  
STAFF REPORT**

**ITEM NO. 5A**      **REPORT DATE: MAY 18, 2010**  
**MEETING DATE: MAY 25, 2010**

**SUBJECT:**      **DESIGN REVIEW PERMIT NO. 10-006** – To construct a 331 sq. ft. upper level addition to a one-story, single-family residence.

**SITE:**            **85 LAKESIDE DRIVE**

**OWNERS:**      **BRADY & CATHERINE DELSOL**

**DESIGNER:**     **RICHARD RUSHTON**

**CEQA STATUS:**    The Planning Department recommends that the project is exempt from the California Environmental Quality Act under Categorical Exemption Class 1 (CEQA Article 19, Section 15301).

**PROCEDURE:**    The Planning Commission's decision is final unless appealed to or called up by the Town Council within ten calendar days.

**SITE INFORMATION:**    Zoning:            R-1 (Medium-Density Residential District)  
  
Existing            An existing 2,199 Gross Floor Area one-story, single-family residence which includes an attached two-car garage.  
Development:

Net Lot Area:    6,537 sq. ft.

APN:              024-192-30

<u>Surrounding Properties</u>	<u>Zoning</u>	<u>Land Use</u>
North:	R-1	Residential
South:	R-1	Residential
East:	R-1	Residential
West:	R-1	Residential

**SUMMARY:**      Request for Design Review approval to construct a 331 sq. ft. upper level addition to a one-story, single-family residence and two-car garage. The addition consists of adding a bedroom, master bath, and walk-in closet above the garage at the front of the house.

All four of the closest setbacks for the residence will remain the same. The lot coverage would remain the same at 34.25% where 33.43% is the maximum allowed. The Floor Area Ratio (FAR) would increase from 2,199 sq. ft. Gross Floor Area (GFA) to 2,530 sq. ft.

GFA where a 2,953 sq. ft. GFA is the maximum allowed.

The maximum height of the house will increase from at 15'-11" to 18'-10" where 30' is the maximum allowed. Stairs are proposed in the existing rear of the garage to access the upper level, and the garage will continue to accommodate two cars parked in the garage.

The subject property is governed by the R-1 (Medium-Density Residential District) development standards.

<b><u>CONDITION</u></b>	<b><u>ORDINANCE REQUIREMENT</u></b>	<b><u>EXISTING CONDITION</u></b>	<b><u>APPLICANT'S PROPOSAL</u></b>
<b>Minimum Lot Size</b>	7,500 sq. ft. min.	6,537 sq. ft.	No change
<b>Front Setback</b>	15' minimum	15'-2"	No change
<b>Rear Setback</b>	25' minimum	27'-10"	No change
<b>Left Side Setback</b>	5' minimum	7'-8 1/2"	No change
<b>Right Side Setback</b>	5' minimum	5'-0"	No change
<b>Lot Coverage</b>	33.43% maximum	34.25%	34.25%
<b>Floor Area Ratio</b>	2,953 sq. ft. GFA max.	2,199 sq. ft. GFA	2,530 sq. ft. GFA
<b>Structure Height</b>	30' maximum	15'-11"	18'-10"
<b>On-Site Parking</b>	2 spaces; 1 may be uncovered	2-car garage	No change

**BACKGROUND:**

Below is a chronological listing of events pertaining to this application:

**April 26, 2010**

An application for Design Review was filed to construct a second-story addition.

**May 5, 2010**

The application was deemed incomplete for submittal of additional project information.

**May 10, 2010**

Revised plans were submitted.

**May 10, 2010**

A letter from the property owner indicating support from adjacent neighbors for the proposed project was submitted.

**May 11, 2010**

The Planning Department determined the application to be complete after review of submitted information and recommended that the project qualifies for categorical exemption under Section 15301 of the California Environmental Quality Act (CEQA) Guidelines.

**May 25, 2010**

The Planning Commission holds a public hearing.

**ANALYSIS/ISSUES:**

Site Description

The lot has a net lot area 6,537 sq. ft. where 7,500 sq. ft. is the minimum lot size in the R-1 zoning district. The lot abuts Lagoon #2 to the rear. Because the water area is outside of the rear property line, the gross lot area equals the net lot area for this lot. The property is developed with a one-story residence with an attached two-car garage.

Design Review Discussion

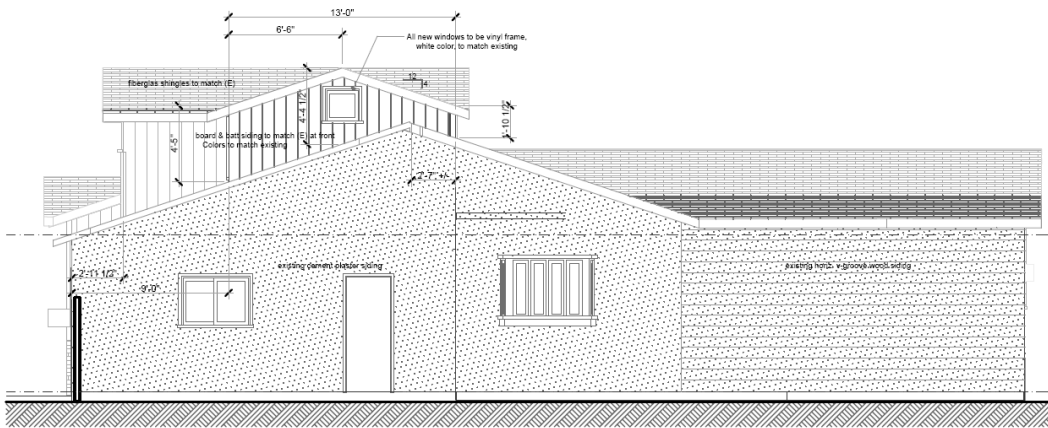
The proposed project includes adding a 331 sq. ft. upper level addition to a 2,199 Gross Floor Area (GFA) one-story, single-family residence and two-car garage on a 6,537 sq. ft. net lot area. The addition consists of adding a bedroom, master bath, and walk-in closet above the garage at the front of the house. Stairs are proposed in the existing rear of the garage to access the upper level. The exterior color and materials of the addition match the existing residence. The proposed addition is consistent with the character and intensity of residential development in the Madera Gardens neighborhood. Figures 1 through 4 show the existing and proposed elevations and a perspective drawing.



**Figure 1 - Existing South Elevation - Partial**



**Figure 2 - Proposed South Elevation**



**Figure 3 – Proposed Eastern Side Elevation**



**Figure 4 – Proposed Front Perspective**

The proposed addition will not result in the removal of any trees. The subject property is not located on a ridgeline and the project will not affect natural landforms. The project does not include any excessive or unsightly grading of hillsides and will not adversely affect the natural beauty of the Town.

The massing of the proposed second story addition is stepped back and articulated at the front elevation to reduce the apparent massing and to reduce potential shadowing. A portion of the second story addition is aligned with the first story wall plane. Due to the modest size of the second story addition, staff does not feel the entire second story wall needs to be recessed from the first story. The closest neighboring

residence to the east has only two obscure bathroom windows facing the subject residence and addition, and only one small window with a high sill is proposed facing this westerly neighbor (see Figure 3). Only partial shadows would be cast on the westerly neighbor in the late afternoon which would primarily be cast from the existing subject residence. The addition is otherwise adequately set back from all other neighboring residences and will not impact views, sunlight or privacy. For all of these reasons, views, sunlight, and privacy impacts on adjacent neighbors are not significant or adverse. The proposed construction is strictly a residential use, and there are no conflicts with non-residential land uses on the surrounding parcels.

The project is in scale and harmonious with surrounding development which consists of a number of two-story homes in the area. The addition will be harmonious with the site because all exterior colors will match the existing building and will be compatible with the surrounding area and structures. Building proportions and architectural design will be compatible and in scale with surrounding residences. No new landscaping is proposed.

The proposed new construction will conform to current building codes and will utilize durable high-quality building materials.

The proposed expanded residence will enhance and improve the home by providing more living space that is harmonious, compatible, and in proportion with the neighborhood that also has two-story homes with similar proposed features. No aspect of the project will impede safe and convenient access to the property for pedestrians, cyclists and vehicles.

All new construction will be inspected and conform to current building codes. Staff is not aware of any municipal violations existing on the site.

#### **CONCLUSION:**

The proposed construction of the 331 sq. ft. upper level addition is compatible with the intensity of residential development in this neighborhood. The proposed location of the addition and earth-toned colors and materials complement and upgrade the existing residence and make the project an attractive addition to the neighborhood. Views, sunlight, and privacy impacts on adjacent neighbors are not significant or adverse due to the low profile of the addition above the existing garage.

#### **RECOMMENDED COMMISSION ACTION:**

Staff recommends that the Planning Commission **approve** Design Review No. 10-006 to construct a 331 sq. ft. upper level addition to a 2,199 Gross Floor Area one-story, single-family residence and two-car garage at

**85 Lakeside Drive** in Corte Madera, by adopting the attached Resolution with findings and conditions.

ATTACHMENTS:

1. Resolution
2. Letters of Support from Adjacent Neighbors
3. Proposed Perspectives
4. Site Plan, Floor Plans, Elevations, and Sections

cc: Brady & Catherine Delsol, 85 Lakeside Drive, Corte Madera, CA 94925  
Richard Rushton, P.O. Box 173, Fairfax, CA 94978  
Project File: 85 Lakeside Drive