



Town of Tiburon

STAFF REPORT

raised by approximately 7'2", and the driveway would be widened to accommodate three parking spaces in the garage.

The project would create an additional 691 square feet of floor area, resulting in a 3,382 square foot home and a 642 square foot garage. The project would increase the lot coverage by less than one percent. The property would meet the requirements for floor area and lot coverage.

ANALYSIS:

Zoning

The project appears to be in conformance with the development regulations of the R-1 zoning district.

Design Issues

The proposed Master bedroom addition would be located above the existing garage, and would overhang approximately four feet over the first level at the rear of the building. The bathroom addition would be located on the opposite end of the residence, above the existing dining room. The additions would essentially square off the building by filling up the undeveloped space on the second level.

The existing mansard roof would be modified to create a sloped roof. The sloped roof would increase the height of the building by 7'2" for a total height of 27'2". Three skylights would be installed in the new roof; two on the west facing side of the roof, and one on the east facing slope. The chimney on the south end of the home would be heightened and realigned in order to comply with associated building and fire codes.

Although the structure would appear taller and slightly more massive, several architectural features would be added to help reduce the impact and add interest to the building. For example, the dormers on the sides of the residence would have gabled roofs and new hung windows. On the west side of the residence, near the front entry, a porch with supporting columns would be constructed. Decorative features like the painted truss in the gable of the roof, and the painted wood brackets supporting the master bedroom overhang, add to the character of the building. The entrance to the property would have a barn or colonial style appearance because of the gabled roof, board and batten siding, and the wood garage doors. A portion of the home would be finished with stucco to match the existing siding.

It appears that the added height and mass of the building could have an impact on the view from the adjacent property located at 55 Paseo Mirasol. The significance of this impact has not been verified by staff. Staff foresees no other design issues with the proposed project.

Public Comment

To date, no public comment has been received regarding this application.

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RECOMMENDATION:

It is recommended that the Board review this project with respect to Zoning Ordinance Sections 4.02.07 (guiding principles in the review of applications) 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 finds that the design of the project is consistent with the Guiding Principles for Site Plan and Architectural Review, then it is recommended that the project be approved with the attached Conditions of Approval.

EXHIBITS:

1. Conditions of Approval.
2. Application and supplemental materials dated September 16, 2003.
3. Plans for the proposed project.

Town of Tiburon

STAFF REPORT



EXHIBIT 1

CONDITIONS OF APPROVAL 20 Via San Fernando FILE #703134

1. This approval shall be used within 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 to the plans received by the Town of Tiburon on September 16, 2003, or as amended by these conditions of approval. Any modifications to the approved plans must receive further design review and approvals.
3. All exterior lighting fixtures other than those approved by the Design Review Board must be down-light type fixtures.
4. No lighting shall be installed in the wells of the skylights, and the skylights shall be tinted in a non-reflective manner.
5. Plans submitted to the Building Department 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 Department 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 Design Review 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 Design Review approval is not valid and shall be subject to stop work orders and may require removal.