



Town of Tiburon

STAFF REPORT

The existing house consists of two bedrooms and one bathroom, and is 1,688 square feet in size. The additions would be located on the west side of the existing residence, and would include a new two-car garage and master suite on the main level, with an exercise room, bathroom, and potting shed underneath. The additions would contribute 1,461 square feet for a total of 3,288 square feet of floor area. The project would meet both the lot coverage and floor area limits for the property.

ANALYSIS:

Zoning

The project would be in conformance with all of the development regulations of the RO-2 zoning district.

Design Issues

The majority of the proposed addition would be located on the same level of the existing house. Because the property slopes down towards the southwest, there would be an under floor area created below the garage and master suite addition. This under floor space would be utilized for the proposed exercise room, bathroom, and potting shed. This design technique is encouraged by the Hillside Design Guidelines because the project would maximize the use of the building pad without increasing the height of the building, which helps protect views across the site.

The colors and materials of the addition would match the existing structure. The siding would be board and batten, with a dark wood color. The roof of the addition would have a low slope of 2 ½ and 12, and would be comprised of tar and gravel. Staff foresees no design issues with the proposed project.

Public Comment

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

RECOMMENDATION:

It is recommended that the Board review this project with respect to Zoning Ordinance Sections 4.02.07 and 4.02.08 (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 November 11, 2003.
3. Plans for the proposed project.

Town of Tiburon

STAFF REPORT



EXHIBIT 1

CONDITIONS OF APPROVAL 1823 Lagoon View FILE #703162

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 November 11, 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.