





# Town of Tiburon

## STAFF REPORT

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The proposed house would increase the floor area for the property by 638 square feet, resulting in a total floor area of 2,180 square feet, which is less than the floor area ratio for a lot of this size. The proposed lot coverage of this property would be increased by 637 square feet to a total of 2,094 square feet (25.1%), which is less than the 35.0% maximum lot coverage permitted in the R-2 zone.

The previous application included the modification of an existing detached carport, with the existing flat roof also changed into a pitched roof design. Variances were approved for reduced front and side yard setbacks for the proposed roof changes. The carport construction is not part of the subject application.

Color and materials samples have been submitted, and will be available at the meeting for review by the Design Review Board. The house is proposed to be remodeled with light brown stained wooden siding, with medium brown painted and natural wood and metal trim. Grey asphalt shingles would be installed on the roof.

### ANALYSIS

#### Zoning

Staff has reviewed the proposal and finds it to be in conformance with the development standards for the R-2 zone.

#### Design Issues

The subject property slopes up from Centro East Street, and is located near the intersection of Solano Street. The existing house is situated in the middle of a level portion of the lot. The existing structure is generally situated in line with the homes on either side of the property. The proposed house would not project into the views across the site from either of these neighboring residences.

The homes above the subject property along Vistazo East Street have views above the existing house down toward Raccoon Straits and Angel Island. As the proposed house would not extend above the height of the existing building ridgeline, it does not appear that the modifications would interfere with the primary views for these uphill residences. One of these uphill homes may have a small slot view of the waterline through the location of the proposed bedroom; however, any view blockage that could be caused by this portion of the structure would only obstruct a very small portion of a much larger, panoramic view from this neighboring residence.

No objections were received to the previously approved application for this property. As the current application is virtually identical to the previous application, it is unlikely that the proposed project would create any unwanted impacts on any nearby homes.

Staff does not foresee any other design issues with this project.



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### Public Comment

To date, no letters have been received regarding the subject application.

### RECOMMENDATION

The Board should review this project with respect to Zoning Ordinance Sections 4.02.07 (Guiding Principles) 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.

### ATTACHMENTS

1. Conditions of approval
2. Application and supplemental materials
3. Minutes of the August 7, 2003 Design Review Board meeting
4. Submitted plans

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### CONDITIONS OF APPROVAL

2201 CENTRO EAST STREET

FILE #703182

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 December 9, 2003, or as amended by these conditions of approval. Any modifications to the plans of December 9, 2003, 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 skylights shall be bronzed or tinted and no lights shall be placed in the wells.
6. All exterior lighting fixtures other than those approved by the Design Review Board must be down light type fixtures.
7. Prior to the issuance of building permits, the applicant shall submit verification from a licensed landscape architect that the proposed landscape plan conforms to M.M.W.D. landscape regulations, as required by Town Council Ordinance.
8. Prior to the issuance of final building inspection approval, all landscaping and irrigation shall be installed in accordance with approved plans. The installation of plantings and irrigation shall be verified by a Planning Division field inspection prior to the issuance of occupancy permits.
9. Prior to underfloor inspection, a certified survey of the structure foundation will be

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required. Required documents shall include graphic documentation locating the building on a site plan and including specific dimensions from property lines and other reference points as appropriate, and elevations relative to sea level of the foundation walls and slabs. No inspections will be provided until the survey results have been verified.

10. The project shall comply with the following requirements of the Tiburon Fire Protection District:
  - a. The structure shall have installed throughout an automatic fire sprinkler system in accordance with NFPA standard 13-D. The system design, installation and final testing shall be approved by the District Fire Prevention Officer (UFC 1003).
  - b. Approved smoke alarms shall be installed to provide protection to all sleeping areas (UBC 1210).
  - c. Approved spark arresters shall be installed on chimneys (UFC 1101).
11. The following requirements of the Marin Municipal Water District shall be met:
  - a. A High Water Pressure Water Service application shall be completed.
  - b. A copy of the building permit shall be submitted.
  - c. Appropriate fees shall be paid.
  - d. The structure's foundation shall be completed within 120 days of the date of application.
  - e. The applicant shall comply with the District's rules and regulations in effect at the time service is requested.
12. The applicants shall obtain any and all necessary sewer permits from the Richardson Bay Sanitary District.
13. All requirements of the Town Engineer shall be met.