

# Town of Tiburon STAFF REPORT

AGENDA ITEM      **E-4**



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**TO: DESIGN REVIEW BOARD**

**FROM: BRIAN LYNCH, ASSOCIATE PLANNER**

**SUBJECT: 63 NORMAN WAY; FILE #704040**  
**SITE PLAN AND ARCHITECTURAL REVIEW FOR THE**  
**CONSTRUCTION OF ADDITIONS TO AN EXISTING SINGLE-FAMILY**  
**RESIDENCE.**

**MEETING DATE: MAY 6, 2004** \_\_\_\_\_

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## **PROJECT DATA:**

<b>OWNER:</b>	<b>WILLIAM SIMON</b>
<b>APPLICANT/ARCHITECT:</b>	<b>EAST WIND, INC.</b>
<b>ADDRESS:</b>	<b>63 NORMAN WAY</b>
<b>ASSESSOR PARCEL NUMBER:</b>	<b>039-280-09</b>
<b>FILE NUMBER:</b>	<b>704040</b>
<b>LOT SIZE:</b>	<b>39,378 SQUARE FEET</b>
<b>ZONING:</b>	<b>RPD (SINGLE-FAMILY RESIDENTIAL PLANNED)</b>
<b>GENERAL PLAN:</b>	<b>ML (MEDIUM-LOW DENSITY RESIDENTIAL)</b>
<b>FLOOD ZONE:</b>	<b>C</b>
<b>DATE COMPLETE:</b>	<b>APRIL 9, 2004</b>
<b>CEQA EXEMPTION:</b>	<b>MAY 6, 2004</b>
<b>PERMIT STREAMLINING</b>	
<b>ACT DEADLINE:</b>	<b>JULY 5, 2004</b>

## **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 Section 15303.

## **PROPOSAL:**

The applicant has submitted a request to construct additions to an existing single-family dwelling on the property located at 63 Norman Way. The property is located in the Norman Estates subdivision, at the end of Norman Way. The property slopes down from the street and has a bowl-shaped topography. There is currently construction in progress on the property under the auspices of a separate building permit. The building permit is for the construction of a detached garage in front of the residence, and significant landscaping work throughout the site.



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The proposed project includes the addition of approximately 1,700 square feet to the rear of the existing building. The addition would be below the level of the existing house, essentially stepping down the slope. A large portion of the addition would be located underneath the existing deck at the rear of the property off of the master bedroom. The addition would be comprised of two bedrooms and two bathrooms, an interior garden, and storage space. The existing house (including the approved project underway) is 3,607 square feet and size, and the resulting house would be approximately 5,300 square feet. The project would comply with the floor area requirements for the property.

Another aspect of the project is the installation of an emergency generator. The generator would be located on the southeast side of the garage under construction, and would be screened from view by the development on the property. The generator would be in a self-contained sound attenuating enclosure.

### **ANALYSIS:**

#### **Zoning**

For many homes in Norman Estates Precise Plan area, the setbacks and lot coverage criteria are determined by the town on a case-by-case basis via the Site Plan and Architectural Review process. For the subject parcel, there is a 10 foot setback around the perimeter of the property, and a 15 foot pedestrian easement at the top of the slope. As proposed, the project would be in conformance with all of the development regulations of the RPD zoning district and the Norman Estates Precise Plan.

#### **Design Issues**

The design of the proposed improvements would match the existing improvements on the property. The architecture is a contemporary Japanese style with simple rectangular forms. Some of the roof forms on the residences are gabled, but the addition would have a shed style roof. The color and materials would match the existing structure as well; light colored plaster siding, with several large picture windows, and copper roof shingles.

Most of the property is bounded by an undeveloped 27 acre residentially-zoned property, currently referred to as the Tiburon Glen property. According to the latest proposal for Tiburon Glen, the proposed homes would be on the opposite side of the Tiburon Glen property, and not in the vicinity of the subject parcel. The nearest residents at 53 Norman Way would be able to see a portion of the additions, but it would not appear that views or privacy would be affected. For these reasons, staff foresees no design issues with the project.

#### **Public Comment**

To this date, no formal 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 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 March 22, 2004.
3. Plans and specs for the proposed generator.
4. Plans for the proposed project.

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### EXHIBIT 1

#### CONDITIONS OF APPROVAL 63 Norman Way FILE #704040

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 March 30, 2004, 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. 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.