



Town of Tiburon

STAFF REPORT

aspects of the project would include the interior remodeling of the existing family room and dining room areas.

The additions would add approximately 675 square feet, for a total of 4,105 square feet for the property. This would exceed the floor area limit of 3,560 square feet. Therefore a floor area exception of 556 square feet is requested. The lot coverage of the proposed home is 29.7%, which complies with the 30% lot coverage limit.

ANALYSIS:

Zoning

Besides the above mentioned floor area exception request, the project appears to be in conformance with the remaining development regulations of the R-1 zoning district.

Design issues

The location of the additions would be well integrated with the existing building. The basic architecture of the building would be maintained, however the color and material of the building would change. The existing structure has board and batten siding with composition roof shingles. The proposal is to have plaster siding with clay mission-style roof shingles. The siding would be beige in color, and the shingles would be reddish in color. The project would not appear to cause any privacy or view impacts; therefore staff foresees no design issues with this project.

Floor Area Exception

In order to grant the requested floor area exception, the Board must make the following findings as required by Section 4.02.08 of the Tiburon Zoning Ordinance:

- 1. The applicant has demonstrated that the visual size and scale of the proposed structure is compatible with the predominant pattern established by existing structures in the surrounding neighborhood.**

The additions would not appear to change the visual scale of the residence. The additions would remain on the ground level, and would not be built any closer to adjacent residences. The large kitchen expansion would be located in a partially enclosed courtyard area that would not be significantly noticeable from adjacent properties.

- 2. The applicant has demonstrated that the proposed structure is compatible with the physical characteristics of the site. The characteristics include, but are not limited to, the scale of trees, rock outcroppings, stream courses, land forms, and the dimensions of the lot.**

It appears that the proposed addition would be well integrated with the existing building and the physical characteristics of the site. Although the two adjacent homes on Paseo Mirasol are located in close proximity to the subject building, the rear yard of the property opens up



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to a much less dense area. The relatively large property, the surrounding vegetation, and the adjacent former railroad right-of-way area reduce the impact of the 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 Section 4.02.07, and 4.02.08 (Guiding Principles for Design Review, and Floor Area Ratio Guidelines) 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 and the findings for the Floor Area Exception, 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 April 19, 2004.
3. Plans for the project

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EXHIBIT 1

CONDITIONS OF APPROVAL **34 Paseo Mirasol** **FILE #704065**

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 April 19, 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.