





# Town of Tiburon

## STAFF REPORT

---

proposed additions would utilize wood shingle siding, but the colors would match that of the existing house.

### ANALYSIS

#### Zoning

Staff has reviewed the proposal and finds it to be in conformance with the development standards for the R-1-BA zone.

#### Design Issues

The subject property is situated at the corner of Claire Way and Karen Way. The proposed addition on the northeastern side of the house would face the neighboring home at 258 Karen Way, but would be screened by a large tree located on the adjacent lot. The eaves of this addition are shown to extend to within 18 inches of the side property line; as the Tiburon Zoning Ordinance allows eaves to extend only 3 feet into the required side yard setback, the eaves must be redesigned to extend no closer than 3 feet from the side property line.

The southern side of the property is situated at an elevation somewhat higher than the level of the adjacent lot at 6 Claire Way. As a result, it would appear that several of the windows of the proposed bedroom and bathroom addition near the south side property line would have visibility over the property line fence and into the adjacent rear yard. Although a portion of the single proposed bathroom window would use obscured glass, the Design Review Board may wish to address the potential privacy impacts of these side windows. One possible suggestion would be to raise the sill heights of the windows along this side of the addition to approximately 6 feet to make it difficult to look down into the adjacent rear yard.

#### 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 15301. 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. Submitted plans

# Town of Tiburon

## STAFF REPORT

---



### CONDITIONS OF APPROVAL

#### 2 CLAIRE WAY

#### FILE #704081

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 May 19, 2004, or as amended by these conditions of approval. Any modifications to the plans of May 19, 2004, 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 exterior lighting fixtures must be down light type fixtures.
6. All skylights shall be bronzed or tinted and no lights shall be placed in the wells.
7. The eaves of the proposed additions shall be redesigned to extend no closer than 3 feet from the side property lines.