



Town of Tiburon

STAFF REPORT

The project would also entail the expansion of the entryway to the upstairs unit, addition of a skylight above the new entryway, rebuilding of the exterior staircase leading to the entryway, addition of a roof deck above the upstairs unit, and re-roof of the upstairs unit. New deck railings and windows would be installed throughout the upstairs unit.

ANALYSIS:

Zoning

The project appears to be in conformance with all of the development regulations of the R-2 zoning district.

Design issues

The addition would approximately match the character of the existing building. The exterior improvements would give the building a more modern appearance. The addition would have a low barrel vaulted ceiling to add architectural interest, and create a more dramatic interior space. The siding on the addition would be horizontal wood siding, and would be painted grey to match the existing building.

The addition would be located at the rear of the existing building, and would continue the terraced appearance of the existing building. Because of this configuration, the addition would not significantly add to the mass and bulk of the existing building.

Although the addition would be tucked back into the site, it appears that some minor views across the building from the adjacent residence to the west may be impacted. In addition, the new windows proposed to be located on the east side of the building would appear to create possible privacy impacts for the adjacent residence to the east. Despite these potential impacts, no comments have been received from the neighboring property owners.

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(Guiding Principles for Design Review) 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.

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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 2223 Centro East Street FILE #704090

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. 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.