





# Town of Tiburon

## STAFF REPORT

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significantly trimmed, the story poles would still not be particularly noticeable, however, and would protrude only slightly into the bottom portions of expansive views of Raccoon Straits from both these residences.

Goal 3, Principle 7 (A) of the Hillside Design Guidelines states that “view protection is more important for the primary living areas of a dwelling (e.g. living room, dining room, family room, great room, kitchen, and decks associated with these rooms) than for less actively used areas of a dwelling (e.g. bedroom, bathroom, study, office, den).” Goal 3, Principle 7 (B) of the Hillside Design Guidelines states that the “horizon line is [the] most sensitive part of [the] view, then foreground, then middleground.” Goal 3, Principle 7 (E) of the Hillside Design Guidelines states that “a wide panoramic view can accept more view blockage than the smaller slot view.” Although the views across the subject property from the uphill homes are from the primary living areas of these dwellings, the proposed addition would only be noticeable in the middleground of larger, panoramic views for these homes. Therefore, it would appear that any view impacts caused by the proposed addition would be consistent with the goals and principles of the Hillside Design Guidelines.

### **Public Comment**

No additional public comment has been received regarding this application since the last Board meeting.

### **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.

### **EXHIBITS:**

1. Conditions of Approval
2. Minutes of the August 5, 2004 Design Review Board meeting
3. Goal 3, Principle 7 (A) of the Hillside Design Guidelines
4. Goal 3, Principle 7 (B) of the Hillside Design Guidelines
5. Goal 3, Principle 7 (E) of the Hillside Design Guidelines

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### 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.