



Town of Tiburon

STAFF REPORT

the house by 299 square feet, and would result in a total floor area of 2,416 square feet, which is less than the maximum floor area permitted for a lot of this size.

The exterior façade would be updated and converted into Mediterranean style with stucco siding (creamy sand color), wood windows (brown), and limited use of clay barrel tile roofing at the new roof elements. Two roof “pop-ups” are proposed in the center of the existing lower level roof to provide additional ceiling height. In addition, the existing exterior stairwell and deck adjacent to the garage would be replaced with a new enclosed entry stairway. The living room would be pushed out towards the front property line by 5’3” allowing for an additional 299 square feet of living space. The existing lower level deck would be replaced with a new larger deck in the same location, and another deck would be added to the lower level bedroom at the front of the house. A third new deck with trellis cover would be installed on the upper level off of the master bedroom.

ANALYSIS

Design Issues

The subject house is situated on the corner of Silverado Drive and Stewart Drive in the Little Reed Heights subdivision. The homes uphill from the site along Silverado Drive contain views over the subject residence towards Richardson Bay. The neighbor directly adjacent on the uphill side at 557 Silverado Drive would appear to experience the greatest potential view impacts from the subject project; however, the obstruction would result only from the two “pop-ups,” each extending 1’ above the lower level roof, and at the new enclosed entry stair that would extend 4’ above the lower level roof at the northwest corner. The proposed additions would be visible from the living room and deck of the residence at 557 Silverado Drive. New windows have been eliminated from the proposed enclosed stairway on the north elevation to reduce light emission impacts, and the proposed “pop-ups” have also been entirely enclosed to further alleviate light emissions. The proposed project does not appear to interfere with the views from other neighboring residences.

Included in the façade overhaul are details aimed at breaking up the boxy look of the residence. The roof above the proposed entry stair would be pitched and covered with clay barrel tile roofing. A new door with decorative balcony would also be added to the stair enclosure on the upper level of the west elevation. Decorative arch details would be added to the lower level exterior surrounding the crawl space and garage. Six shielded exterior light fixtures would be located near doorways on the southern elevation and two shielded fixtures would be added at the doorway on the north elevation to provide necessary safety lighting.

The existing house has a maximum height of 27’10” with a lower level roof line of 19’. The existing house was constructed in 1962 and the upstairs addition was built in 1965 increasing the building height to 27’10”. A deed restriction exists on this property and the other lots in Little Reed Heights which limits the building height on these properties to 22 feet. Although records do not clearly indicate whether all homes affected by this deed restriction currently comply with this height limit, most of the homes in this area appear to be roughly in compliance with this requirement. The proposed additions would not increase the height of the upper level roof line,



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and the elevated ceiling pop-ups would be minimal. The proposed entry stairway would exceed the 22' height restriction by one foot.

The proposed additions would be visible to uphill neighbors, but the previous light pollution concern has been substantially reduced by removing windows and openings on the uphill side of the house. The applicant has included plans containing signatures from seven neighbors. These neighbors include the property adjacent to 561 Silverado Drive to the east (131 Stewart Drive), the three nearby corner properties (120 Stewart Drive, 125 Stewart Drive, and 560 Silverado Drive), and three other nearby properties along Comstock Drive and Silverado Drive (535 Comstock Drive, 544 Comstock Drive, and 544 Silverado Drive).

Zoning

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

Public Comment

Initially submitted as a Staff Level Site Plan and Architectural Review, courtesy notices were sent to property owners within 100' of the subject property on June 30, 2004. As noted previously, due to the number of written concerns regarding the application, Planning Division Staff elected to forward the application to the Design Review Board for review in August, 2004. Since the updated plans were submitted in January, 2005, one letter was received from the residents at 557 Silverado Drive concerning their review of the plans with their architect, Michael Heckmann.

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 wishes to approve the project, Staff would recommend that the attached conditions of approval be applied.

ATTACHMENTS

1. Conditions of approval
2. Application and supplemental materials
3. Submitted plans
4. Letter dated January 20, 2005 from the Migliettas
5. Map of obtained neighbor signatures

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CONDITIONS OF APPROVAL

561 Silverado Drive

FILE #704095

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 January 10, 2005, or as amended by these conditions of approval. Any modifications to the plans of January 10, 2005, 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 shielded, down light type fixtures.
6. All skylights shall be bronzed or tinted and no lights shall be placed in the wells.