





# Town of Tiburon

## STAFF REPORT

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district. The proposed addition would also increase the floor area of the house by 967 square feet, and would result in a total floor area of 1,974 square feet, which is less than the maximum floor area permitted for a lot of this size.

The exterior façade of the residence would not be altered. All of the additions would be located at the rear of the residence, and the new exterior areas would match the existing painted colors, trim, and asphalt shingles of the existing residence.

### ANALYSIS

#### Design Issues

The subject house is situated on Blackfield Drive in the Bel Aire neighborhood. The rear of the subject property contains a large drainage easement that runs behind this stretch of residences on Blackfield Drive. A pedestrian access path also separates the rear yards on Blackfield Drive from the rear yards along Rancho Drive. The homes along Rancho Drive are uphill from the subject property and contain views over the single-story residences along Blackfield Drive.

The width of the existing structure would not change and no change to the front elevation or the overall height of the structure is proposed. The most significant changes would be visible from the rear of the structure.

The living room addition would contain two French doors with clerestory windows above. One of the French doors would face the rear yard and the other French door would face inward toward the rear of the garage. The master bedroom addition would extend further into the rear yard with additional French doors facing inward towards the pool. The rear elevation of the proposed master bedroom would contain two windows, and the left side of the mater bedroom addition would have two additional windows.

In a more technical matter, Staff has noted that the proposed master bedroom addition would encroach on the rear yard setback by one foot. The project has been conditioned to ensure that the structure be modified to comply with the setback requirement.

The existing exterior door into the kitchen would remain on the left side of the house. The existing house has a maximum height of 13'9", and the new roof area would tie into the existing roof height. No skylights are proposed for this project. New exterior lighting would be installed at the location of the new French doors.

The proposed addition does not appear to have a view impact on surrounding properties. Staff does not foresee any other design issues with this project.

#### Zoning

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

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### Public Comment

To date, no public comment has been received regarding this project.

### 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

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### CONDITIONS OF APPROVAL

#### 119 BLACKFIELD DRIVE

#### FILE #705008

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 11, 2005, or as amended by these conditions of approval. Any modifications to the plans of January 11, 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. The master bedroom addition shall be reduced in size to comply with the rear yard setback requirement.