



Town of Tiburon

STAFF REPORT

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 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 stucco, trim, and asphalt shingles of the existing residence.

ANALYSIS

Design Issues

The subject house is situated on the cul-de-sac of Harriet Way in the Bel Aire neighborhood. The subject property is larger than most nearby properties due to its location at the end of the cul-de-sac. The property backs up to the Cove Shopping Center as well as a property containing multi-family units on Circle Drive. The multi-family building is significantly uphill from the subject property.

The width of the existing structure would not change and no change to the front elevation is proposed. The most significant changes would be visible from the rear of the structure. The living room addition would contain two new windows on the right side of the house. Currently a fence with landscape screening shields the subject residence from the property at 65 Harriet Way, and this fence is proposed to remain.

The existing exterior door into the kitchen would remain on the left side of the house, and two new windows would be added to the left elevation at the kitchen and proposed master bedroom. The master bedroom would contain French doors opening into the rear yard. The rear elevation would be L-shaped, and two additional French doors would be added to the new family room and living room, providing rear yard access from these rooms.

The existing house has a maximum height of 13'4", 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 would not 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.

Public Comment

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

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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

50 HARRIET WAY

FILE #705007

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.