





# Town of Tiburon

## STAFF REPORT

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The exterior façade of the residence would not be altered. All of the additions would match the existing painted stucco, trim, and asphalt shingles of the existing residence.

### ANALYSIS

#### Design Issues

The subject house is situated on Harriet Way in the Bel Aire neighborhood. The subject property is larger than most nearby properties; however, a drainage channel cuts through the property, significantly reducing the buildable area on the site. Beyond the drainage channel, the site borders a property containing multi-family units on Circle Drive. The multi-family buildings are 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 left side and rear of the structure. The left side of the structure would be approximately 53'7" long with two windows at the garage and master bedroom. Currently a fence with landscape screening shields the subject residence from the property at 290 Cecilia Way, and this fence is proposed to remain.

The additions to the rear of the residence would be segmented to follow the triangular shape of the buildable area of the lot. The master bedroom, living room, kitchen, and laundry room would contain glass doors opening into the rear yard. Pavers would be installed beyond the laundry room as well as the master bedroom and living room area.

The existing house has a maximum height of 13'10", and the new roof area would tie into the existing roof height. Five new skylights would be installed on the roof, and two clerestory windows would be located above the French doors in the living room.

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.

### 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

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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

#### 80 HARRIET WAY

#### FILE #705014

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 28, 2005, or as amended by these conditions of approval. Any modifications to the plans of January 28, 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. No lighting shall be installed in the wells of the skylights, and the skylights shall be tinted in a non-reflective manner.