



Town of Tiburon

STAFF REPORT

New windows would be installed at the front of the house, and French doors would be included in the rear yard addition. 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 walls would match the existing painted stucco and trim. The rear addition would include a gabled roof reaching 17' in height, and the upper gable and chimney would be finished with siding. The front of the residence would remain

ANALYSIS

Design Issues

The subject house is situated on the cul-de-sac of Harriet Way in the Bel Aire neighborhood. The subject property backs up to the Cove Shopping Center, and is located between the residences at 50 and 75 Harriet Way.

The width of the existing structure would not change, and the only visible changes from the front would be new windows and the peak of the gabled roof on the rear addition. The most significant changes would be visible from the rear and left side of the structure.

The living room and family room addition would extend beyond the current kitchen and deck in an L-shape. The proposed rear deck would extend six feet out and be made of the same material as the existing deck. The family room addition would contain a new window on the left side of the house. Currently a fence with landscape screening shields the subject residence from the property at 50 Harriet Way, and this fence is proposed to remain.

The existing house has a maximum height of 14', and the new roof area would extend up to 17' in height. No skylights are proposed for this project.

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

65 HARRIET WAY

FILE #705019

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 February 9, 2005, or as amended by these conditions of approval. Any modifications to the plans of February 24, 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.