



Town of Tiburon

STAFF REPORT

The proposed additions would increase the lot coverage by 456 square feet to 2,071 square feet (28.3%), which is less than the 35.0% maximum permitted lot coverage in the R-2 zoning district. The proposed addition would also increase the floor area of the house by 492 square feet, and would result in a total floor area of 2,547 square feet, which is less than the maximum floor area permitted for a lot of this size.

The exterior façade of the residence would be updated to a more modern style with lighter finishes, a zinc clad overhang, and metallic accents. The additions would be located at the northwest corner of the residence, and the new deck would be located above the garage at the front of the residence. An angled raised roof portion would be constructed above the new dining room, with a steel wall-mounted awning projection over the west elevation. The exterior walls would have new painted recessed stucco on the lower level and new wood siding on the upper level. The new doors and windows would be metal clad, and the new deck would have a custom steel railing. The proposed raised roof would reach 22 feet in height.

ANALYSIS

Design Issues

The subject house is situated above the intersection of Esperanza Street and Centro West Street in Old Tiburon. The subject property shares a rear property line with the property at 1659 Mar West, which is located downhill from the subject residence. Currently a fence runs along the east property line, enhancing privacy with the downhill neighbor, and this fence is proposed to remain.

The additions would create an L-shaped configuration that reflects a more single-family design. The most significant changes would be visible from Esperanza Street and the properties at 1655 Mar West Street and 1701 Centro West Street. The proposed additions would bring the structure closer to the street and to the right side property line. The addition above the proposed garage would include stairs along the garage up to a new entry area and upper level deck.

The proposed color of the primary stucco is somewhat lighter than Staff generally supports due to reflectivity. Staff would recommend the proposed primary and secondary stucco colors be switched so that the primary color would be *brandon beige* as opposed to *muskoka trail*.

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-2 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

145 ESPERANZA STREET

FILE #705031

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 28, 2005, or as amended by these conditions of approval. Any modifications to the plans of April 8, 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.