



Town of Tiburon

STAFF REPORT

The proposed additions would increase the lot coverage by 612 square feet to 2,477 square feet (28%), which is less than the 30.0% maximum permitted lot coverage in the R-1 zoning district. The proposed addition would also increase the floor area of the house by 581 square feet, and would result in a total floor area of 2,081 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. The majority of the additions would be located at the rear of the residence, and the entry porch addition would include new windows and wood columns that would tie into the existing structure. The new exterior areas would match the existing painted stucco, trim, and composition shingles of the existing residence.

ANALYSIS

Design Issues

The subject house is situated along Juno Road in the Belveron neighborhood. The subject property is slightly larger than most nearby properties, and is bordered in the rear by the properties located at 24 and 26 Apollo Road.

The width of the existing structure would not change. The proposed change to the front elevation would include the entry way being pulled 2'3" closer to the front property line, and a roof overhang with wood pillars would be located 3'1" beyond the proposed extension. New clad wood framed windows would be located on either side of the new clad wood framed door. New painted wood garage doors with glass panels would also be installed.

The most significant changes would be visible from the rear and right side of the structure. The family room addition would contain one new set of windows on the right side of the house. The addition would also contain two new sets of windows on the rear elevation, and the existing family room doors would be replaced with new clad wood framed windows and doors. The proposed kitchen, family room, and office addition would contain new doors providing access from the family room into the center of the rear patio area, and seven windows would be installed facing into the center of the patio area as well.

On the left side of the structure, one small window would be added to the entry porch addition. The existing house has a maximum height of 13'4", and the new roof area would tie into the existing roof height.

Since the neighboring property to the right at 29 Juno Road contains an extension of similar size to the proposed project, the proposed addition should not have a view or privacy 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 zone.

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Public Comment

The applicant has submitted signatures from 10 surrounding property owners who support the project (**Attachment 4**). To date, no other 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

Town of Tiburon

STAFF REPORT



CONDITIONS OF APPROVAL

27 Juno Road

FILE #705049

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 March 30, 2005, or as amended by these conditions of approval. Any modifications to the plans of March 30, 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. All skylights shall be bronzed or tinted and no lights shall be placed in the wells.