



Town of Tiburon

STAFF REPORT

ANALYSIS

Zoning

Staff has reviewed the proposal and finds it to be in conformance with the development standards for the NC zone.

Design Issues

The proposed carport would extend along the rearmost section of the Point Tiburon Plaza parking lot, below Mar West Street. The area between the parking lot and the rear property line slopes upwards toward the street, and is planted with a variety of mature shrubs and trees.

Within the past year, the State of California has adopted legislation that exempts solar panels from the Design Review process. Although the Design Review Board may comment upon the characteristics of the carport structure requested as part of this application, the Board may not prevent the solar panels from being installed on top of this structure.

The proposed carport would be visible from several homes along Mar West Street. However, these nearby residences are all situated at elevations well above the street, and even further above the height of the proposed structure; as a result, the structure would not interfere with any views from any homes in the vicinity. The roof of the carport would be angled away from Mar West Street; combined with the non-reflective surface of the solar panels, this should limit any unwanted visual impacts on these neighboring homes.

Public Comment

To date, no letters have been received regarding the proposed project.

RECOMMENDATION

The Board should review this project with respect to Zoning Ordinance Section 4.02.07 (Guiding Principles) 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 recommends 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

1801 TIBURON BOULEVARD

FILE #705052

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 April 7, 2005, or as amended by these conditions of approval. Any modifications to the plans of April 7, 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 other than those approved by the Design Review Board must be down light type fixtures.
6. Any new metal roofing covering areas not covered by solar panels shall utilize non-reflective materials. Material samples for any new metal roofing shall be reviewed and approved by Planning Division staff prior to roof installation.