



Town of Tiburon

STAFF REPORT

approved on October 27, 2004. Another minor alteration to reconfigure the kitchen and library, resulting in a net loss of 3 square feet (File #705039) was approved by Staff on April 12, 2005.

The applicant is now requesting to convert 120 square feet of garage space into living space in order to expand the family room. The laundry room and mechanical room would also be relocated to allow for the expanded family room. A new lower level wood deck would be installed on the south elevation running the length of the residence. Exterior stairs would be added to provide additional access to the family room from the front of the residence. The existing upper level deck would be elevated 30" to match the elevation of the main level, eliminating the need to step down to the deck from the living room.

The proposed additions would increase the lot coverage by 283 square feet to 2,558 square feet (9.3%), which is below the 15% maximum permitted lot coverage in the RO-1 zoning district. The proposed addition would also increase the floor area of the house by 120 square feet, and would result in a total floor area of 4,023 square feet, which is less than the maximum floor area permitted for a lot of this size.

The additions would be located at the right side of the residence, and the new wood decks would tie into the style of the existing residence.

ANALYSIS

Design Issues

The subject house is situated at the end of Tara Hill Road towards the rear of the property. The subject project would be most visible from the driveways accessing 21 and 25 Tara Hill Road, which is directly downhill from the property. The rear of the subject property backs up to the property at 21 Tara Hill Road. Other homes along Mt. Tiburon Road are uphill from the subject property.

The size of the structure would not be increased, and the only visual exterior change would be the additional lower level deck and stairs, and the minor elevation increase of the upper deck. Both changes are primarily visible from the downhill side of the residence, although the additional decks would be seen from both the front and rear of the structure.

The additional square footage would not contribute mass and bulk to the existing residence, and the proposed addition does not appear to 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 RO-2 zone.



Town of Tiburon

STAFF REPORT

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
4. Notice of Action, dated September 13, 2004
5. Notice of Action, dated October 27, 2004
6. Notice of Action, dated January 6, 2005
7. Notice of Action, dated April 12, 2005

Town of Tiburon

STAFF REPORT



CONDITIONS OF APPROVAL

19 TARA HILL DRIVE

FILE #705072

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 May 4, 2005 or as amended by these conditions of approval. Any modifications to the plans of May 4, 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.