



Town of Tiburon

STAFF REPORT

stucco. The proposed rear deck would be zinc, and stainless steel mesh with mahogany wood railings.

The proposed additions would increase the lot coverage by 1,047 square feet to 5,457 square feet (10%), which is less than the 15% maximum permitted lot coverage in the R0-1 zoning district. The proposed addition would also increase the floor area of the house by 1,718 square feet, and would result in a total floor area of 7,436 square feet, which is 5 square feet less than the maximum floor area permitted for a lot of this size.

ANALYSIS

Design Issues

The subject house is situated on the end of a shared driveway from Hacienda Drive. The subject residence is minimally visible from surrounding properties due to the large size of the property and the topography of the area.

The width of the existing structure would not change, and there would be no visible changes to the front of the residence. The most significant changes would be visible from the rear of the structure (drawn as right side yard on plans).

The two-story addition would have a rectangular shape. The proposed cantilevered deck would extend eight feet out towards the rear from the gym on the upper level, and it would wrap around the left corner of the structure. The right side of the addition would contain seven 5' x 2' windows, one 9' x 4' window, and a large 4' x 15' window. The hallway on the lower level of the right side would be all glass, and the lounge on the upper level would be finished with wood screen wall. The gym on the upper level would also be completely surrounded with glass. The style and material would match that of the existing residence. There would be a row of tinted skylights over the interior stairs of the addition.

The proposed addition would 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 R0-1 zone.

Public Comment

To date, no public comment has been received regarding this project.

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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

35 HACIENDA DRIVE

FILE #705071

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 June 1, 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. No lighting shall be installed in the wells of the skylights, and the skylights shall be tinted in a non-reflective manner