



Town of Tiburon

STAFF REPORT

feet, and would result in a total floor area of 1,858 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. All of the additions would be located at the rear of the residence, and the new exterior areas would match the existing painted colors, trim, and asphalt shingles of the existing residence.

It should be noted that the subject property is located in the flood zone. The Building Division requires that all new construction in the flood zone be at least one foot above the base flood elevation. The current plans do not explicitly reflect this requirement; however, Staff does not anticipate any view or privacy impacts resulting from altering the foundation to meet the said standard.

ANALYSIS

Design Issues

The subject house is situated on Cecilia Way and backs up to the Cove Shopping Center. There is existing wood fencing along the side and rear property lines that will decrease the visibility of the proposed project from adjacent neighbors.

The width of the existing structure would not change and no change to the front elevation or the overall height of the structure is proposed. The most significant changes would be visible from the rear as well as the right side of the structure.

The living room addition would contain two French doors and large windows with clerestory windows above. The master bedroom addition would extend into the rear yard creating an L-shaped structure where French doors would open into the center of the yard. The rear elevation of the proposed master bathroom would contain one window, and the right side of the addition would have two tall windows.

The existing house has a maximum height of 13'9", and the new roof area would have a maximum height of 12 feet. No skylights are proposed for this project.

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 R-1-B-A 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

258 CECILIA WAY

FILE #705119

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 July 13, 2005, or as amended by these conditions of approval. Any modifications to the plans of July 13, 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. A survey shall be submitted along with the building permit showing that new construction shall be located at least one foot above base flood elevation.