



Town of Tiburon

STAFF REPORT

has met with the neighboring owners of 38 Meadowhill Drive, and that they are in agreement with these changes.

The proposed addition would slightly increase the lot coverage on the site, but still would be less than the maximum lot coverage for a lot of this size. The proposed floor area remains unchanged.

ANALYSIS

Zoning

Staff has reviewed the proposal and finds it to be in conformance with the development standards for the RO-2 zone.

Design Issues

The proposed plan revisions appear to substantially address the privacy concerns for the adjacent residence at 38 Meadowhill Drive. The removal of the west-facing windows for the proposed addition would eliminate any privacy concerns from these new rooms. The Design Review Board should consider whether the family room windows would pose any such concerns. The other changes made to the decks indicated at the previous Board meeting should mitigate privacy issues for these improvements.

Public Comment

No letters have been received regarding the subject application since the previous Board meeting.

RECOMMENDATION

The Board should review this project with respect to Zoning Ordinance Sections 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 15301. 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. Revised plans

Town of Tiburon

STAFF REPORT



CONDITIONS OF APPROVAL

34 MEADOWHILL DRIVE

FILE #705129

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 26, 2005, or as amended by these conditions of approval. Any modifications to the plans of September 6, 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. If this approval is challenged by a third party, the property owner/applicant will be responsible for defending against this challenge. The property owner/applicant agrees to defend, indemnify and hold the Town of Tiburon harmless from any costs, claims or liabilities arising from the approval, including, without limitations, any award of attorney's fees that might result from the third party challenge.
5. The applicant must meet all requirements of other agencies prior to the issuance of a building permit for this project.
6. All exterior lighting fixtures must be down light type fixtures.
7. All skylights shall be bronzed or tinted and no lights shall be placed in the wells.