



Town of Tiburon

STAFF REPORT

The proposed additions would increase the lot coverage by 2,695 square feet to 7,359 square feet (10.4%), which is less than the 15% maximum lot coverage permitted for a lot in the RO-2 zone. The proposed addition would also increase the floor area of the house by 1,621 square feet, and would result in a total floor area of 5,855 square feet, which is less than the maximum floor area permitted for a lot of this size.

The exterior façade of the residence would be updated with neutral tone stucco and natural wood accents. The majority of the additions would be located on the north side of the residence, and would be visible from the front entry and the property to the north.

ANALYSIS

Design Issues

The subject property is situated between Blackfield Drive and Corte San Fernando. The rear of the subject property slopes steeply down to the west from Blackfield Drive toward Corte San Fernando. The existing residence is currently located toward the top of the property on a flat portion of the lot.

The proposed additions would include a minor addition to north end of the existing structure, with the new 3-car garage extending to 15 feet from the north property line. The proposed exercise room would be located behind the garage and would connect to the existing studio, which is stepped down the slope. The studio would also be expanded out towards the rear.

The roofline of the additions would tie into the existing roof line, and the structure would continue to step down with the slope of the property. The front entry would be significantly upgraded. The reconfigured driveway would become a circular entry centered on a fountain, and the new foyer would have a peak skylight.

The existing house has a maximum height of 17 feet, and the proposed addition would not exceed the 17 foot height. One skylight would be installed over the master bedroom.

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.

Public Comment

The applicant has submitted a letter explaining the temporary structure behind the residence to shield the rain form the retaining wall construction area. This structure should not be confused



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with the story poles. To date, no other 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. Letter from applicant received December 6, 2005
4. Submitted plans

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CONDITIONS OF APPROVAL

281 BLACKFIELD DRIVE

FILE #705191

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 November 10, 2005, or as amended by these conditions of approval. Any modifications to the plans of November 10, 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.
7. No lighting shall be installed in the wells of the skylights, and the skylights shall be tinted in a non-reflective manner.
8. 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.