



Town of Tiburon

STAFF REPORT

eight feet (8') east towards the front of the property, and will create a fifty-two (52) square foot pocket patio between the garage and foyer, where the new trellis is proposed. A new bay window is proposed for the front of the existing bedroom on the right side of the structure, which will extend 3' 6" also towards the front of the property. The second floor will include a master bedroom, bathroom, closet and landing. The 3 proposed skylights will be located on the roof of this floor.

The existing lot coverage is 1,952 square feet, which includes the house, garage and sheds on the property. The proposed additions would increase the lot coverage by 175 square feet, for an overall lot coverage of 2,127 square feet (19.8%), which is less than the permitted lot coverage for the R-1 Zoning district (30%). The maximum gross floor area for the property is 3,671.1 square feet. The proposed additions will increase the floor area by 755 square feet, resulting in a gross floor area of 2,587 square feet, which is below the maximum allowed for a lot of this size.

The applicant has proposed to remove the stucco siding and replace it with cedar shingles on the existing structure and new second floor. Also included in the proposal is a new garage door. A color/material palette will be available for review at the Board meeting.

ANALYSIS:

Design Issues

The subject property is located in the Belveron East subdivision. The home is surrounded by single family dwellings, the majority of which are single story. A few of the homes in this subdivision have second story additions which contain master bedroom and bathroom living space.

The houses located above the subject property are oriented to take advantage of the views of the canyon below, and do not appear to have views of the bay. Mature landscaping in the form of trees and large bushes located behind the adjacent property to the east, make it difficult to see the proposed second story from Turtle Rock Court. Additionally, existing landscaping below the subject property, make it difficult to see the home.

During a site inspection, staff met with the owner of the adjacent property at 17 Venus Court to discuss concerns with the proposed project. The neighbor feels that the proposed second story will impede on her privacy in her backyard, which contains a small therapy pool.

The proposed additions would not contribute an extreme amount of mass and bulk to the existing residence, as the additions are minimal on the lower floor, and the new second story is designed to combine with the existing structure, by only adding height at the middle portion of the home. Additionally, the applicant has proposed to remove the stucco siding and use cedar shingle siding, which will upgrade the exterior of the home.

The proposed additions do not appear to have a view impact on surrounding properties. Staff does not foresee any other design issues with this project.



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Zoning

The project appears to be in conformance with the remaining development regulations of the R-1 zoning district.

Public Comment

To date, no letters have been received regarding the subject application.

RECOMMENDATION:

It is recommended that the Board review this project with respect to Zoning Ordinance Section 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 agrees with Staff's conclusions, Staff would recommend that the attached conditions of approval be applied.

EXHIBITS:

1. Conditions of Approval
2. Application and supplemental materials dated June 23, 2006
3. Plans for the project

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EXHIBIT 1

CONDITIONS OF APPROVAL

15 Venus Court

FILE #706104

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 June 23, 2006, or as amended by these conditions of approval. Any modifications to the plans of August 3, 2006, 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 down light type fixtures.
6. All skylights shall be bronzed or tinted and no lights shall be placed in the wells.
7. 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.