





# Town of Tiburon

## STAFF REPORT

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space between the garage and the existing house would be filled in. Five new skylights would also be added.

The proposed additions would increase the lot coverage by 498 square feet to 2,489 square feet (18.4%), which is less than the 30.0% maximum permitted lot coverage in the R-1 zoning district. The proposed addition would also increase the floor area of the house by 1,384 square feet, and would result in a total floor area of 2,556 square feet, which is less than the maximum floor area permitted for a lot of this size. As shown on the submitted survey, the subject site was expanded in 2002 to include the area of Parcels 1,2, and 3. The addition of Parcel 2 and 3 to the property provides the necessary lot size to allow for the requested addition.

The exterior façade of the residence would not be altered. The materials for the addition would match the existing painted colors, trim, and composition shingles roof of the existing residence.

### ANALYSIS

#### Design Issues

The subject property is situated between Diviso Street and Centro West Street . The lot is triangular, with the narrow portion situated at the intersection of Centro West Street and Diviso Street.

The width of the existing structure would not change and the only change to the front elevation would be the infill between the garage and the house and the expanded entry, which would tie into the existing roofline of the house. The enclosure of the flu with stucco would also be visible. The majority of the additions would be located at the rear where a 2-story addition is proposed. The addition would be highly visible from Centro West Street.

The master bedroom addition on the main level would be located behind the existing garage and study. The proposed recreation room and bathroom on the lower level would be located below the master bedroom addition, partially within the existing crawl space.

The master bedroom addition would contain a gabled roof with numerous new windows on the rear elevation. The lower level addition would also contain new windows and doors. A new gable would also be added to the rear of the kitchen to allow for vaulted ceilings. The sliding doors and windows would be replaced on the south elevation, and a new door and window would also be added. One new window is proposed on the north elevation.

The existing house has a maximum height of 24.25 feet, and the proposed addition would be lower than the existing ridge height.

The proposed addition may partially block the corner of the view to the south from the property at 239 Diviso Street; however, there does not appear to be significant view impacts on other surrounding properties. Staff does not foresee any other design issues with this project.

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### **Zoning**

Staff has reviewed the proposal and finds it to be in conformance with the development standards for the R-1 zone.

### **Public Comment**

To date, no 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. Submitted plans

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### CONDITIONS OF APPROVAL

#### 223 DIVISO STREET

#### FILE #705199

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 30, 2005, or as amended by these conditions of approval. Any modifications to the plans of January 19, 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 shielded, down light type fixtures.
6. All skylights shall be bronzed or tinted in a non-reflective manner, and no lights shall be placed on the wells of the skylights.
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.