



Town of Tiburon

STAFF REPORT

4,148 square feet. The proposed additions will only increase the floor area by 1,167 square feet, resulting in a gross floor area of 3,766 square feet, which is below the maximum allowed.

The façade of the home would contain a combination of Hardiplank horizontal siding in sandstone beige, white and green trim, and black composition roof shingles to match the existing structure. The extension of decking and the addition of exterior stairs would match the existing redwood decking. The applicant has also proposed to install a series of solar panels on the south facing slope of the roof.

ANALYSIS:

Design Issues

The subject property slopes downward from Blackfield Drive, and contains mature landscaping around the site. The house is situated so that it is lower than the street level, and the landscaping located to the front of the property blocks the view of the home from the street. Landscaping in the form of trees on the left side of the site also blocks the view of the proposed additions from the neighbors at 280 Blackfield Drive (east).

The surrounding properties are generally two stories in nature and are designed to work with the existing topography, which slopes downward from the street. The property across the street at 281 Blackfield Drive is much higher in elevation and would maintain views across the subject property.

The proposed additions would not contribute an excessive amount of mass and bulk because the addition on the lower floor is minimal, and the new upper floor section of the home would integrate well with the existing second story. Since the home is situated well below the street level, and the existing trees and landscaping aid in concealing the structure, the additions would be minimally visible from neighboring residences.

It should be noted that a mature pine tree, located in the north east corner of the property is proposed to be removed during construction due to its close proximity to the proposed addition. A condition of approval has been included granting this request. Removal of the tree should not cause a privacy issue between the neighbors at 280 Blackfield Drive and the subject property.

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.

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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) 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 July 7, 2006
3. Letter from Michael Barber dated August 10, 2006 requesting removal of pine tree
4. Plans for the project

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EXHIBIT 1

CONDITIONS OF APPROVAL

270 Blackfield Drive

FILE #706109

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 7, 2006, or as amended by these conditions of approval. Any modifications to the plans of August 17, 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.
8. The mature pine tree located on the north east side of the structure, adjacent to the proposed additions, shall be removed during construction.