





# Town of Tiburon

## STAFF REPORT

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The proposed additions would increase the lot coverage by 328 square feet to 1,891 square feet (23%), which is below the 30.0% maximum permitted lot coverage in the R-1-B-A zoning district. The proposed addition would also increase the floor area of the house by 517 square feet, and would result in a total floor area of 2,080 square feet, which is less than the maximum floor area permitted for a lot of this size.

The materials of the proposed addition would match the existing materials, including the siding and composition shingle roofing. The proposed upper level storage mezzanine would result in an increased roof height above the kitchen and laundry room area on the right side of the house. The new roof height would be 20 feet, 6 inches.

### **ANALYSIS:**

The proposed addition would result in a two-story appearance with storage space on the upper level. The storage mezzanine would result in a new roof height of 20'6". Due to the L-shaped nature of the home and the existing mature landscaping along the western property line, the second story element would not be highly prominent from the sides or street, and there are no neighboring properties to the rear.

With the exception of the unusual two-story residence at 326 Karen Way and the recently approved second story at 329 Karen Way, the adjacent neighbors are predominantly single-story homes. The proposed addition does not exceed the allowable floor area or lot coverage for the property, and despite the sloping rear yard, no setback variances are requested. This is most likely due to the absence of a garage on the property. The Board should consider whether the increased height is compatible with the surrounding Bel Aire neighborhood.

New skylights would be added to the roof of the lower level above the master bedroom and kitchen. There would be four small windows on the west side of the storage mezzanine level, and three windows would be added to the west elevation of the lower level. There would be doors that open into the interior patio area from the master bedroom and kitchen.

Staff has discovered that the existing chimney would not comply with the Uniform Building Code regulations with the installation of the upper level. The chimney either needs to be relocated away from the second story addition or the height of the chimney must be increased to two feet above the height of the second story ridgeline. Staff does not foresee any other design issues with this project.

### **Public Comment**

To this date, no public comment has been received concerning the subject project.

### **RECOMMENDATION:**

It is recommended that the Board review this project with respect to Zoning Ordinance Sections 4.02.07 and 4.03.05 (Guiding Principles, and Variance Findings by Acting Body) and determine that the project is exempt from the provisions of the California Environmental Quality Act

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(CEQA) as specified in Section 15303. If the Board agrees with staff's conclusions, then it is recommended that the project be approved with the attached Conditions of Approval.

### EXHIBITS:

1. Conditions of Approval
2. Application and supplemental materials dated August 1, 2005
3. Plans for the project

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### CONDITIONS OF APPROVAL

**18 KAREN WAY**

**FILE #706001**

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 January 5, 2006, or as amended by these conditions of approval. Any modifications to the plans of January 5, 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 in 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.