



Town of Tiburon

STAFF REPORT

property of this size (3,816). The proposed additions would increase the lot coverage by 1,073 square feet, for an overall square footage of 3,316 square feet (18.3%) which is over the permitted lot coverage in the RO-2 zoning district (15%). A variance has been requested for the excess lot coverage.

ANALYSIS:

Design Issues

The proposal has addressed the concerns raised by the Board and the adjacent neighbors through the following revisions to the project:

The peak of the roof of the garage has been truncated to mimic the flat portion of the existing main dwelling roof, which has therefore lowered the roof by sixteen (16) inches. The eave overhang has also been reduced from twenty-five (25) inches to eleven (11) inches, which tightens up the structure and roof area.

The foyer and connecting portion of the structure, between the garage and main dwelling, has been slightly reduced in size, and the corresponding eave overhangs have also been reduced. By simplifying this section, the ridge of the roof is slightly lower and reduces the amount of roof area.

In response to the neighbors' concerns regarding light pollution from the proposed windows on the north facing elevation, the four (4) upper floor northfacing bedroom windows have been eliminated. Two (2) fixed cedar louvered vents have been provided in lieu of the deleted bedroom windows. An operable opaque panel will be located on the inside of the vents for ventilation. Additionally, a skylight has been added over the dressing area in the bedroom for natural lighting.

The four (4) lower level windows on the northfacing elevation, where the infill is proposed, have been lowered from eight (8) feet to six feet, eight inches (6'8"). These windows were not as much of a concern as the upper floor windows; however, the applicant has decreased the size of the windows to further aid in obscuring any potential light pollution.

Additionally, the three (3) windows originally proposed on the east facing elevation of the garage have been re-located to the south facing elevation, overlooking the proposed courtyard. A total of five (5) skylights are proposed for the overall structure, and the existing wood siding is proposed to be replaced with cedar shingles.

The Design Review Board is encouraged to visit the site and surrounding neighbor's homes to view the story poles to better understand the extent of this proposal.

Zoning

Besides the requested variance for excess lot coverage, the project appears to be in conformance with the remaining development regulations of the RO-2 zoning district. As



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indicated in the attached staff report prepared for the previous meeting, staff has determined that the findings could be made for the requested variance.

Public Comment

As of the date of this report, no additional letters have been received regarding this project since the last Board meeting.

RECOMMENDATION:

It is recommended that the Board review this project with respect to Zoning Ordinance Section 4.02.07 (Guiding Principles) and 16-4.3 (Variances), 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 17, 2006
3. Staff Report from the September 7, 2006 Design Review Board meeting
4. Story pole plan
5. Plans for the project

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EXHIBIT 1

CONDITIONS OF APPROVAL

4 Warren's Way

FILE #20620

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 17, 2006, or as amended by these conditions of approval. Any modifications to the plans of September 21, 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.