



Town of Tiburon

STAFF REPORT

garage extending approximately 4 feet over the driveway. The existing greenhouse/sunroom would be removed and replaced with windows and cedar shingles to match the existing shingles and windows.

The existing lot coverage is 4,037 square feet, which includes the house, garage and a pool on the property. The proposed additions would increase the lot coverage by 57 square feet, for an overall lot coverage of 4,094 square feet (14.7%), which is less than the permitted lot coverage for the RO-1 Zoning district (15%). The maximum allowed gross floor area for the property is 5,701 square feet. The proposed additions would increase the floor area by 747 square feet, resulting in a gross floor area of 5,430 square feet, which is below the maximum allowed for a lot of this size.

ANALYSIS

Design Issues

The width of the proposed breakfast room would extend 4.5 feet to the West from the existing structure. The addition to the second story would extend a maximum of 8 feet from the top of the existing roof. Moderately sized windows are proposed throughout the new addition on the second floor.

The subject home is situated along Mt. Tiburon Road and backs up to properties on Mt. Tiburon Road and Tara Hill Road. It is apparent that the view of the adjacent neighbor to the east (at 60 Mt. Tiburon Road) would be partially obscured by the proposed expansion to the second floor at the subject home. The lot of the adjacent neighbor sits approximately 50 feet higher than the subject home. A site visit indicated that the proposed addition to the second floor appears to block the view to a small corner of the panoramic view from 60 Mt. Tiburon Road. The owner of the property at 60 Mt. Tiburon Road indicated that he would have no objection to the proposed remodel. Views from other neighbors would not be affected by the proposed remodel of the subject home.

Zoning

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

Public Comment

To date, no public comment has been received regarding this project. Signatures of approval have been received on the plans from the neighbors at 40 Mt. Tiburon Road and 60 Mt. Tiburon.



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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 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

50 MT. TIBURON STREET

FILE #706123

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 to the application dated by the Town of Tiburon on July 31, 2006, or as amended by these conditions of approval. Any modifications to the plans of July 31, 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. No lighting shall be installed in the wells of the skylights, and the skylights shall be tinted in a non-reflective manner.
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.