



Town of Tiburon

STAFF REPORT

square feet, which is 2 square feet less than the maximum allowed floor area of 5,494 square feet.

The submitted plans note that the proposed composition shingle roof and horizontal wood siding of the addition would match the existing exterior walls and roof of the primary structure.

ANALYSIS

Design Issues

The subject home is located approximately half the way up Turtle Rock Court and on the uphill side. Ring Mountain open space is behind the property.

The addition is proposed in the rear of the existing home and to the east side of the lot. The adjacent lot to the east is preserved as open space and cannot be developed. The nearest home to the addition (12 Turtle Rock Court) is over 150 feet away from where the addition is proposed. Therefore, the proposed addition would not appear to create any visual privacy impacts on nearby homes.

Zoning

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

Public Comment

To date, no public comments have been received regarding this project.

RECOMMENDATION

It is recommended that the Design Review 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

16 TURTLE ROCK ROAD

FILE #707036

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 April 5, 2007, or as amended by these conditions of approval. Any modifications to the plans of April 20, 2007, 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 skylights shall be bronzed or tinted and no lights shall be placed in the wells.
6. All exterior lighting fixtures other than those approved by the Design Review Board must be down light type fixtures.
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.