



TOWN OF TIBURON
1505 Tiburon Boulevard
Tiburon, CA 94920

Design Review Board
June 21, 2007
Agenda Item: **F4**

STAFF REPORT

To: **Design Review Board**

From: **Assistant Planner, Scott Phillips**

Subject: **313 Karen Way; File #707060
Site Plan and Architectural Review to Construct Additions to an
Existing Single-Family Dwelling**

Reviewed By: _____

PROJECT DATA

ADDRESS: 313 KAREN WAY
OWNER: JOHN & CYNTHIA DUNCAN
APPLICANT: MALOTT ARCHITECTS
ASSESSOR'S PARCEL: 034-122-10
FILE NUMBER: 707060
LOT SIZE: 7,609 SQUARE FEET
ZONING: R-1-BA (SINGLE FAMILY RESIDENTIAL-BEL AIRE)
GENERAL PLAN: MEDIUM HIGH DENSITY RESIDENTIAL
FLOOD ZONE: C
DATE COMPLETE: MAY 31, 2007

PRELIMINARY ENVIRONMENTAL DETERMINATION

Town Planning Division Staff has made a preliminary determination that this proposal would be exempt from the provisions of the California Environmental Quality Act (CEQA) as specified in Section 15301.

PROPOSAL

The applicant is requesting Design Review approval for the construction of additions to an existing single-family dwelling located at 313 Karen Way. The additions would include two extensions to the rear of the home and a concrete patio in between. The new living space would include a new master bedroom suite and expansion to the family room / dining room. The proposal also calls for the addition of five new skylights and the reconfiguration of windows and doors throughout the home. The chimney would also be relocated and changed to a narrower flue style chimney.

The lot coverage on the site would increase by 716 square feet (9.4%) to a total of 2,207 square feet (29%), which is less than the 30.0% maximum lot coverage permitted in the R-1-BA zone. The floor area on the site would increase by 716 square feet to a total of 1,935 square feet, which is less than the maximum allowed floor area of 2,761 square feet.

The owner of the subject home has stated that the exterior finish and color of the proposed additions would match that of the existing structure.

ANALYSIS

Design Issues

The subject home is located within the Bel Aire subdivision on Karen Way. The lot is flat, of typical shape and between two other single family homes. The property between the subject home and Bell Aire school is designated as open space and is very steep. No substantial views exist from this portion of Karen Way.

The five skylights that are proposed on the eastern roof plane of the subject home would face the neighboring property at 317 Karen Way. The additional skylights would have the potential to increase the light emitted towards this property at night. A condition of approval has been added in relation to the proposed skylights.

The proposed additions are conservative in nature and would not be visible from the street. No changes to the front elevation are proposed. Staff has observed that the proposed additions to the rear of the home would only be visible from the homes adjacent to the subject home. The owners of the subject home stated to staff that they have informed the neighbors of the proposed expansion and that no objects arose.

Zoning

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

Public Comment

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

RECOMMENDATION

The Board should 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 finds the design to be acceptable and in conformance with the Town's Design Guidelines, Staff recommends that the attached conditions of approval be applied.

ATTACHMENTS:

1. Conditions of approval
2. Application and supplemental material
3. Submitted plans

CONDITIONS OF APPROVAL

313 KAREN WAY

FILE #707060

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 May 21, 2007, or as amended by these conditions of approval. Any modifications to the plans of June 4, 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.