



STAFF REPORT

To: Members of the Design Review Board
From: Community Development Department
Subject: 9 Audrey Court; File Nos. DR2016050 and FAE2016004;
Site Plan and Architectural Review for Construction of Additions to
Existing Single-Family Dwelling, with a Floor Area Exception

PROJECT DATA

ADDRESS: 9 AUDREY COURT
ASSESSOR'S PARCEL: 058-231-07
FILE NUMBERS: DR2016050
OWNER: JOHN PFEISTER
APPLICANT: MARSHALL SCHNEIDER (ARCHITECT)
LOT SIZE: 22,080 SQUARE FEET
ZONING: RO-2 (SINGLE-FAMILY RESIDENTIAL-OPEN)
GENERAL PLAN: M (MEDIUM DENSITY RESIDENTIAL)
FLOOD ZONE: X
DATE COMPLETE: MAY 16, 2016

PROJECT DESCRIPTION

The applicant is requesting design review approval for construction of additions to an existing single-family dwelling on property located at 9 Audrey Court (formally known as 4 Audrey Court). The property is currently developed with a single-family dwelling with an attached 414 square foot two-car garage. The existing 4,442 square foot home includes a library, kitchen, dining room, formal entry, living room, family room, powder room, two bathrooms, laundry room, two bedrooms, and a master bedroom suite.

As part of an interior remodel and additions to the existing home, the proposal would partially convert 497 square feet of the existing crawlspace into living space for a bathroom, bedroom, and laundry room. The interior remodel would include adding a bathroom and stairway to the main level. Other proposed improvements would include modified windows and doors on south and east sides of the existing home.

The floor area of the property would be increased by 497 square feet to a total of 4,939 square feet, which is 731 square feet greater than the 4,208 square foot floor area ratio for this site. The application has therefore requested a floor area exception. The proposal would result in no

change to the lot coverage of 5,179 square feet (23.4%), which currently is above the maximum permitted lot coverage in the RO-2 zone (15.0%).

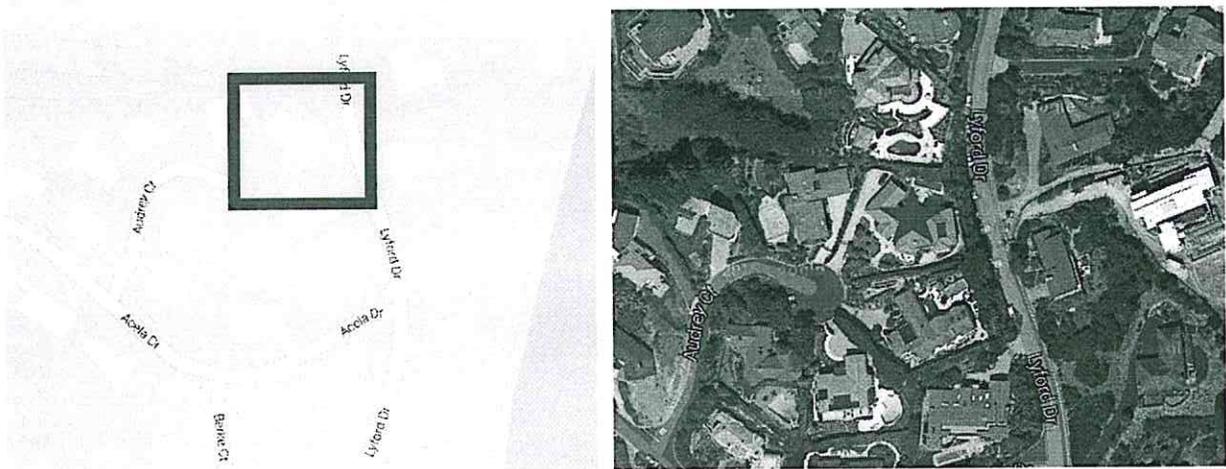
The exterior colors and materials of the proposed additions would match those of the existing house.

This application was first submitted for staff-level design review. During the review of this application, multiple adjacent neighboring property owners raised objections to the number of windows as part of the addition. As a result, this application has been referred to the Design Review Board.

BACKGROUND

On December 18, 2014, the property owner submitted a Site Plan and Architectural Review application (File # VAR2015010) for the construction of additions to an existing single-family dwelling located at 4 Audrey Court, which included a variance for reduced rear setback and a floor area exception. At the July 16, 2015 Design Review Board meeting, numerous neighbors in the vicinity raised concerns about potential view blockage that would be caused by the project, primarily by the proposed upper level addition. Privacy issues were also raised by the owners of the adjacent property downhill because of a patio expansion. The Boardmembers determined that the second story addition would create a significant view impact on the adjacent neighbors and the addition would create substantial mass and bulk to an already overbuilt house. However, the majority of the Boardmembers mentioned at the meeting that they might be able to consider additional floor area if the addition would not increase the volume of the existing building footprint or add to the lot coverage.

PROJECT SETTING



The subject site is located at the end of a cul-de-sac on Audrey Court near Acela Drive and Lyford Drive. The lot slopes slightly from north to south with views of San Francisco skyline, Richardson Bay, Belvedere, Sausalito, and the Golden Gate Bridge. The property is heavily screened by existing vegetation, with a tall hedge that situated on the north and south sides of the property.

ANALYSIS

Design Issues

The property owners at 114 and 120 Lyford Drive have raised concerns that the proposed windows on the east elevation would create privacy and noise impacts. The proposed windows on the lower level would be screened by existing vegetation and fencing and would not be seen from the homes across Lyford Drive. In addition, the residence at 114 Lyford Drive is located at a lower elevation than 9 Audrey Court and therefore the proposed windows on the main level would be screened by existing vegetation as well.

The majority of the existing fencing and vegetation on the subject property and on the property of 120 Lyford Drive would provide screening and a buffer between the two residences. However, the proposed window for the proposed stairway would appear to create a privacy impact on the neighbor at 120 Lyford Drive. Staff would recommend that the stairway window either be reduced in size or removed from the proposal. In addition, the master suite "his bath" would appear have numerous windows for the shower and sink area on the south and east elevation. These windows would appear to be a privacy impact on the subject property and for the adjacent neighbors.

The Design Review Board is encouraged to view the existing dwelling from the residences at 114 and 120 Lyford Drive to determine if the proposed addition would create any privacy impacts on the adjacent homes. Story poles were not installed due to the fact that the entire addition would be underneath the existing building footprint.

Zoning

Staff has reviewed the proposal and finds it to be in conformance with the development standards for the RO-2 zone with the exception of the previously noted floor area exception.

In order to grant the requested floor area exception, the Design Review Board must make the following findings as required by Section 16-52.020(I [4]) of the Tiburon Zoning Ordinance:

Findings

- 1. The applicant has demonstrated that the visual size and scale of the proposed structure is compatible with the predominant pattern established by existing structures in the surrounding neighborhood.***

The proposed addition would add only to the lower floor of the house and would not change the footprint of the existing residence, which would not substantially alter the visual size and scale of the existing structure.

- 2. The applicant has demonstrated that the proposed structure is compatible with the physical characteristics of the site. The characteristics include, but are not limited to, shape and steepness of the lot, ease of access, and the presence of natural features worthy of retention, such as trees, rock outcroppings, stream courses and landforms.***

The project design would convert the existing crawlspace into living space, which would expand the existing building footprint downwards on the lower level of the house, which would not substantially alter the relationship of the structure to the physical characteristics of the site.

From the evidence provided, Staff believes there is sufficient evidence to support the findings for the requested floor area exception.

PUBLIC COMMENT

As of the date of this report, there have been three (3) letters in opposition to this application.

PRELIMINARY ENVIRONMENTAL DETERMINATION

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 Sections 15301 and 15303 of the CEQA Guidelines.

RECOMMENDATION

Staff recommends that the Board:

The Board should review this project with respect to Zoning Ordinance Sections 16-52.020 (H) [Guiding Principles], (I[4]) [Floor Area Exception], and determine that the project is exempt from the provisions of the California Environmental Quality Act (CEQA) as specified in Sections 15301 and 15303. If the Board wishes to approve the application, it is recommended that the attached conditions of approved be applied.

EXHIBITS:

1. Conditions of Approval
2. Application and Supplemental Materials
3. Letter dated May 27, 2016 from John Hart
4. Letter dated May 24, 2016 from Edna Griffith
5. Letter dated May 24, 2016 from Shirley Mydland
6. Submitted Plans

EXHIBIT 1

**DRAFT CONDITIONS OF APPROVAL
9 AUDREY COURT
FILE NOS. DR2106050 AND FAE2016004**

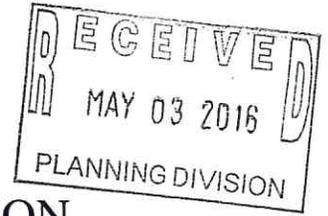
1. This approval shall be used within three (3) years of the approval date, and shall become null and void unless a building permit has been issued.
2. Construction shall conform to the application and plans dated by the Town of Tiburon on May 3, 2016, as amended by these conditions of approval. Any modifications to the plans of July 5, 2016 must receive Design Review approval.
3. Project elements shown on construction drawings submitted to the Building Division for plan check shall be essentially identical to those project elements shown on drawings approved by the Design Review Board. The permit holder is responsible for clearly identifying on construction drawings any and all changes to project elements. Such changes must be clearly highlighted (with a “bubble” or “cloud”) on the construction drawings. A list describing in detail all such changes shall be submitted and attached to the construction drawings, with a signature block to be signed by the Planning Division Staff member indicating whether these changes have been reviewed and are approved, or will require additional Design Review approval. All such changes that have not been explicitly approved by the Town are not “deemed approved” if not highlighted and listed on construction drawings. Construction of any such un-approved project elements is in violation of permit approvals and shall be subject to Stop Work Orders and removal.
4. If this approval is challenged by a third party, the property owner/applicant will be responsible for defending against this challenge, with defense counsel subject to the Town’s approval. 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.
5. A copy of the Planning Division’s “Notice of Action” including the attached “Conditions of Approval” for this project shall be copied onto a plan sheet at the beginning of the plan set(s) submitted for building permits.
6. The applicant must meet all requirements of other agencies prior to the issuance of a building permit for this project.
7. All exterior lighting fixtures other than those approved by the Design Review Board must be down light type fixtures.
8. All requirements of the Marin Municipal Water District shall be met prior to issuance of a building permit.
9. All requirements of the Sanitary District No. 5 shall be met prior to issuance of a building permit.

10. A construction sign shall be posted on the site during construction of the project, in a location plainly visible to the public. The sign shall be 24" x 24" in size and shall be made of durable, weather-resistant materials intended to survive the life of the construction period. The sign shall contain the following information: job street address; work hours allowed per Chapter 13 of the Tiburon Municipal Code; builder (company name, city, state, ZIP code); project manager (name and phone number); and emergency contact (name and phone number reachable at all times). The sign shall be posted at the commencement of work and shall remain posted until the contractor has vacated the site.

11. The project shall comply with the following requirements of the California Fire Code and the Tiburon Fire Protection District (TFPD):
 - a. The automatic fire sprinkler system shall be modified to properly protect the new and remodeled areas. The system design, installation and final testing shall be approved by the District Fire Prevention Officer. (CFC 903.2) Due to the size of the structure, the system shall be designed to NFPA 13R standards. (TFPD Policy 429.7)
 - b. Approved smoke and carbon monoxide alarms shall be installed to provide protection to all sleeping areas (CFC 907.2.10)



**TOWN OF TIBURON
LAND DEVELOPMENT APPLICATION**



TYPE OF APPLICATION

- | | | |
|--|--|---|
| <input type="radio"/> Conditional Use Permit | <input type="radio"/> Design Review (DRB) | <input type="radio"/> Tentative Subdivision Map |
| <input type="radio"/> Precise Development Plan | <input checked="" type="radio"/> Design Review (Staff Level) | <input type="radio"/> Final Subdivision Map |
| <input type="radio"/> Secondary Dwelling Unit | <input type="radio"/> Variance(s) _____ # | <input type="radio"/> Parcel Map |
| <input type="radio"/> Zoning Text Amendment | <input checked="" type="radio"/> Floor Area Exception | <input type="radio"/> Lot Line Adjustment |
| <input type="radio"/> Rezoning or Prezoning | <input type="radio"/> Tidelands Permit | <input type="radio"/> Condominium Use Permit |
| <input type="radio"/> General Plan Amendment | <input type="radio"/> Sign Permit | <input type="radio"/> Seasonal Rental Unit Permit |
| <input type="radio"/> Temporary Use Permit | <input type="radio"/> Tree Permit | <input type="radio"/> Other _____ |

APPLICANT REQUIRED INFORMATION

SITE ADDRESS: 9 Audrey Court **PROPERTY SIZE:** 22,080 S.F.
PARCEL NUMBER: 058-231-07 **ZONING:** RO-2

PROPERTY OWNER: John Pfeister
MAILING ADDRESS: 9 Audrey Court, Tiburon, CA 94920

PHONE/FAX NUMBER: _____ **E-MAIL:** pfeister@gmail.com

APPLICANT (Other than Property Owner): Marshall Schneider (Architect) *
MAILING ADDRESS: 514 23rd Avenue, San Francisco, CA 94121

PHONE/FAX NUMBER: 415.845.5472 **E-MAIL:** mschneider@schneiderdesigninc.com

ARCHITECT/DESIGNER/ENGINEER Marshall Schneider (Architect)
MAILING ADDRESS: 514 23rd Avenue, San Francisco, CA 94121

PHONE/FAX NUMBER: 415.845.5472 **E-MAIL:** mschneider@schneiderdesigninc.com

Please indicate with an asterisk () persons to whom Town correspondence should be sent.*

BRIEF DESCRIPTION OF PROPOSED PROJECT (attach separate sheet if needed):

- ADD 497 SF BASEMENT FAMILY ROOM, LAUNDRY ROOM, AND BATH INSIDE EXISTING FOOTPRINT OF HOUSE
- REMODEL "HIS BATH" INSIDE EXISTING FOOTPRINT OF HOUSE

I, the undersigned owner (or authorized agent) of the property herein described, hereby make application for approval of the plans submitted and made a part of this application in accordance with the provisions of the Town Municipal Code, and I hereby certify that the information given is true and correct to the best of my knowledge and belief.

I understand that the requested approval is for my benefit (or that of my principal). Therefore, if the Town grants the approval, with or without conditions, and that action is challenged by a third party, I will be responsible for defending against this challenge, with the defense counsel subject to the Town's approval. I therefore agree to accept this responsibility for defense at the request of the Town and also agree to defend, indemnify and hold the Town harmless from any costs, claims or liabilities arising from the approval, including, without limitation, any award of attorney's fees that might result from the third party challenge.

Signature: * [Signature] Date: 5.3.16

The property involving this permit request may be subject to deed restrictions called Covenants, Conditions and Restrictions (CC&Rs), which may restrict the property's use and development. These deed restrictions are private agreements and are NOT enforced by the Town of Tiburon. Consequently, development standards specified in such restrictions are NOT considered by the Town when granting permits.

You are advised to determine if the property is subject to deed restrictions and, if so, contact the appropriate homeowners association and adjacent neighbors about your project prior to proceeding with construction. Following this procedure will minimize the potential for disagreement among neighbors and possible litigation.

Signature: * [Signature] Date: 5.3.16

**If other than owner, must have an authorization letter from the owner or evidence of de facto control of the property or premises for purposes of filing this application*

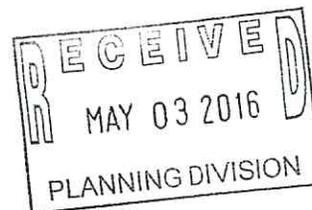
NOTICE TO APPLICANTS

Pursuant to California Government Code Section 65945, applicants may request to receive notice from the Town of Tiburon of any general (non-parcel-specific), proposals to adopt or amend the General Plan, Zoning Ordinance, Specific Plans, or an ordinance affecting building or grading permits.

If you wish to receive such notice, then you may make a written request to the Director of Community Development to be included on a mailing list for such purposes, and must specify which types of proposals you wish to receive notice upon. The written request must also specify the length of time you wish to receive such notices (s), and you must provide to the Town a supply of stamped, self-addressed envelopes to facilitate notification. Applicants shall be responsible for maintaining the supply of such envelopes to the Town for the duration of the time period requested for receiving such notices.

The notice will also provide the status of the proposal and the date of any public hearings thereon which have been set. The Town will determine whether a proposal is reasonably related to your pending application, and send the notice on that basis. Such notice shall be updated at least every six weeks unless there is no change to the contents of the notice that would reasonably affect your application. Requests should be mailed to:

**Town of Tiburon
Community Development Department
Planning Division
1505 Tiburon Boulevard
Tiburon, CA 94920
(415) 435-7390 (Tel) (415) 435-2438 (Fax)
www.townoftiburon.org**



DO NOT WRITE BELOW THIS LINE

DEPARTMENTAL PROCESSING INFORMATION		
Application No.: <u>FAE2016-004 DR2016-050</u>	GP Designation:	Fee Deposit: <u>VAR2015010</u>
Date Received: <u>5/3/16</u>	Received By: <u>LS</u>	Receipt #: <u>waived</u>
Date Deemed Complete: <u>5/16/16</u>	Action:	By: <u>[Signature]</u>
Acting Body:	Date:	
Conditions of Approval or Comments: _____	Resolution or Ordinance # _____	

MINOR ALTERATION SUPPLEMENTAL APPLICATION

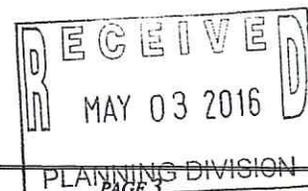
Please fill in the information requested below:

1. Briefly describe the proposed project (attach separate sheet as needed): _____
 - ADD 497 SF BASEMENT FAMILY ROOM, LAUNDRY ROOM, AND BATH INSIDE EXISTING FOOTPRINT OF HOUSE
 - REMODEL "HIS BATH" INSIDE EXISTING FOOTPRINT OF HOUSE
2. Lot area in square feet (Section 16-100.020(L))*: 22,080 SQ. FT. Zoning: RO-2
3. Square footage of Landscape Area: 6,915 SQ. FT. (unchanged)
4. Proposed use of site (example: single family residential, commercial, etc.):
 Existing Single Family Residence
 Proposed Single Family Residence
5. Describe any changes to parking areas including number of parking spaces, turnaround or maneuvering areas.
None

TO BE COMPLETED BY APPLICANT				STAFF USE ONLY	
ITEM	EXISTING	PROPOSED ADDITION AND/OR ALTERATION	PROPOSED	CALCULATED	PER ZONE
Setbacks from property line (Section 16-100.020(Y))* Front	71.0 ft.	71.0 (UNCHANGED) ft.	71.0 ft.	ft.	30 ft.
Rear	18.67 ft.	18.67 (UNCHANGED) ft.	18.67 ft.	ft.	20'-75 ft.
Right Side	11.5 ft.	11.5 (UNCHANGED) ft.	11.5 ft.	16 ft.	15 ft.
Left Side	23.83 ft.	23.83 (UNCHANGED) ft.	23.83 ft.	ft.	15 ft.
Maximum Height (Section 16-30.050)*	22.25 ft.	22.25 (UNCHANGED) ft.	22.25 ft.	ft.	30 ft.
Lot Coverage (Section 16-30.120(B))*	5,179 sq.ft.	5,179 (UNCHANGED) sq.ft.	5,179 sq.ft.	sq.ft.	33 1/2 sq.ft.
Lot Coverage as Percent of Lot Area	23.5 %	23.5 (UNCHANGED) %	23.5 %	23.6 %	15 %
Gross Floor Area (Section 16-100.020(F))*	4,442 sq.ft.	497 sq.ft.	4,939 sq.ft.	sq.ft.	4,208 sq.ft. 600

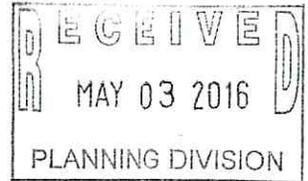
*Section numbers refer to specific provisions or definitions in the Tiburon Municipal Code, Title IV, Chapter 16 (Zoning) FAE

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FLOOR AREA EXCEPTION FINDINGS

9 AUDREY COURT



A. THE APPLICANT HAS DEMONSTRATED THAT THE VISUAL SIZE AND SCALE OF THE PROPOSED STRUCTURE IS COMPATIBLE WITH THE PREDOMINANT PATTERN ESTABLISHED BY EXISTING STRUCTURES IN THE SURROUNDING NEIGHBORHOOD.

9 Audrey Court sits in a neighborhood where most every house is tucked into the hillside with a tall side facing down hill and a shorter side facing up hill. Most of the homes that are adjacent to or within two lots of 9 Audrey Court have developed the down-hill side of the home with two stories as it can be done without raising the home into the view of the uphill neighbors. Please see the attached images of the homes adjacent to and/or in the same vicinity as 9 Audrey court that have used the same development pattern. The homes that have used this development pattern are:

Down-Slope of 9 Audrey Court:

- 8 Audrey Court
- 7 Audrey Court
- 111 Lyford Drive
- 6 Acela Court

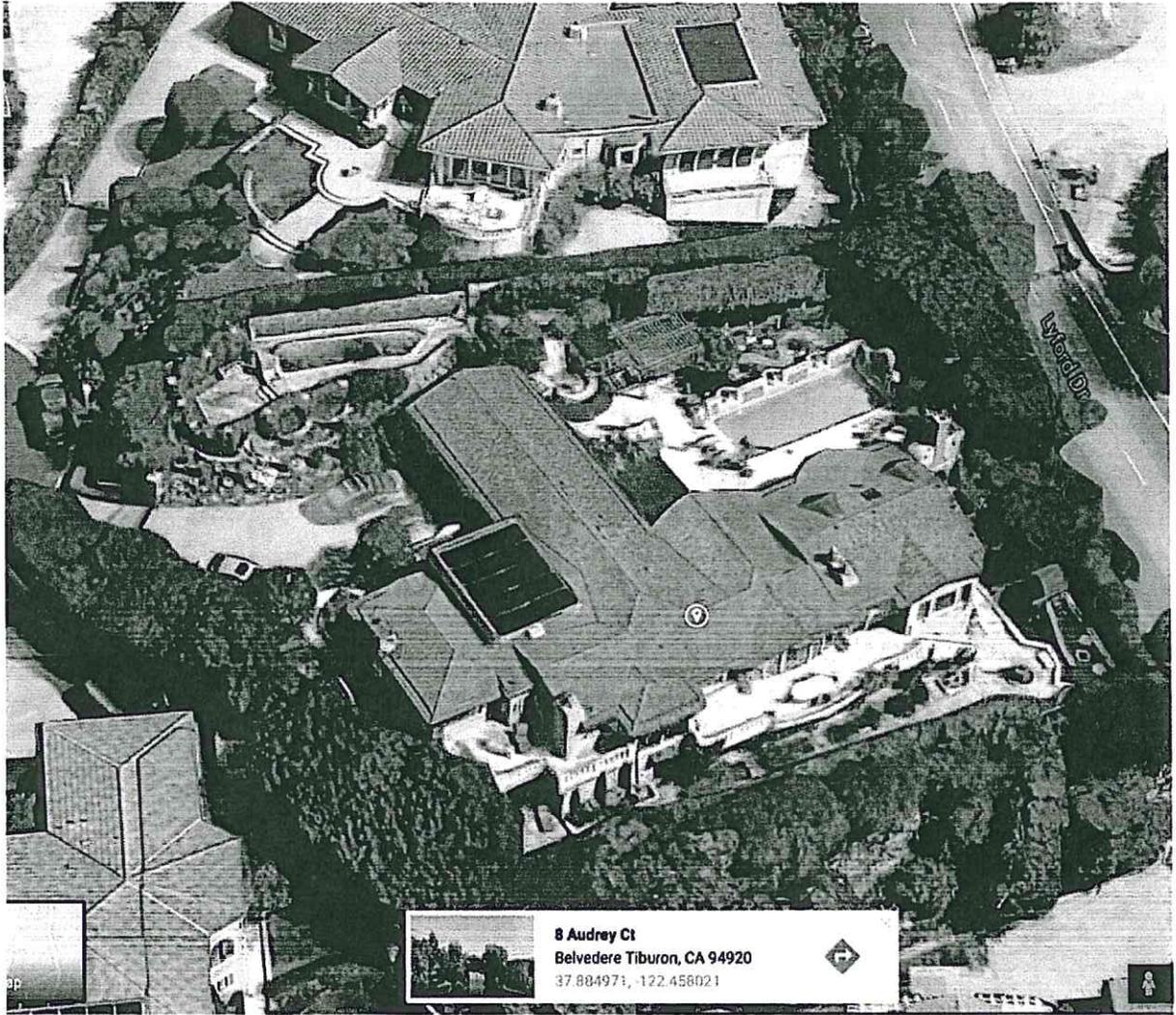
Up-Slope of 9 Audrey Court:

- 4 Santa Ana Court
- 5 Santa Ana Court
- 2 Bartel Court

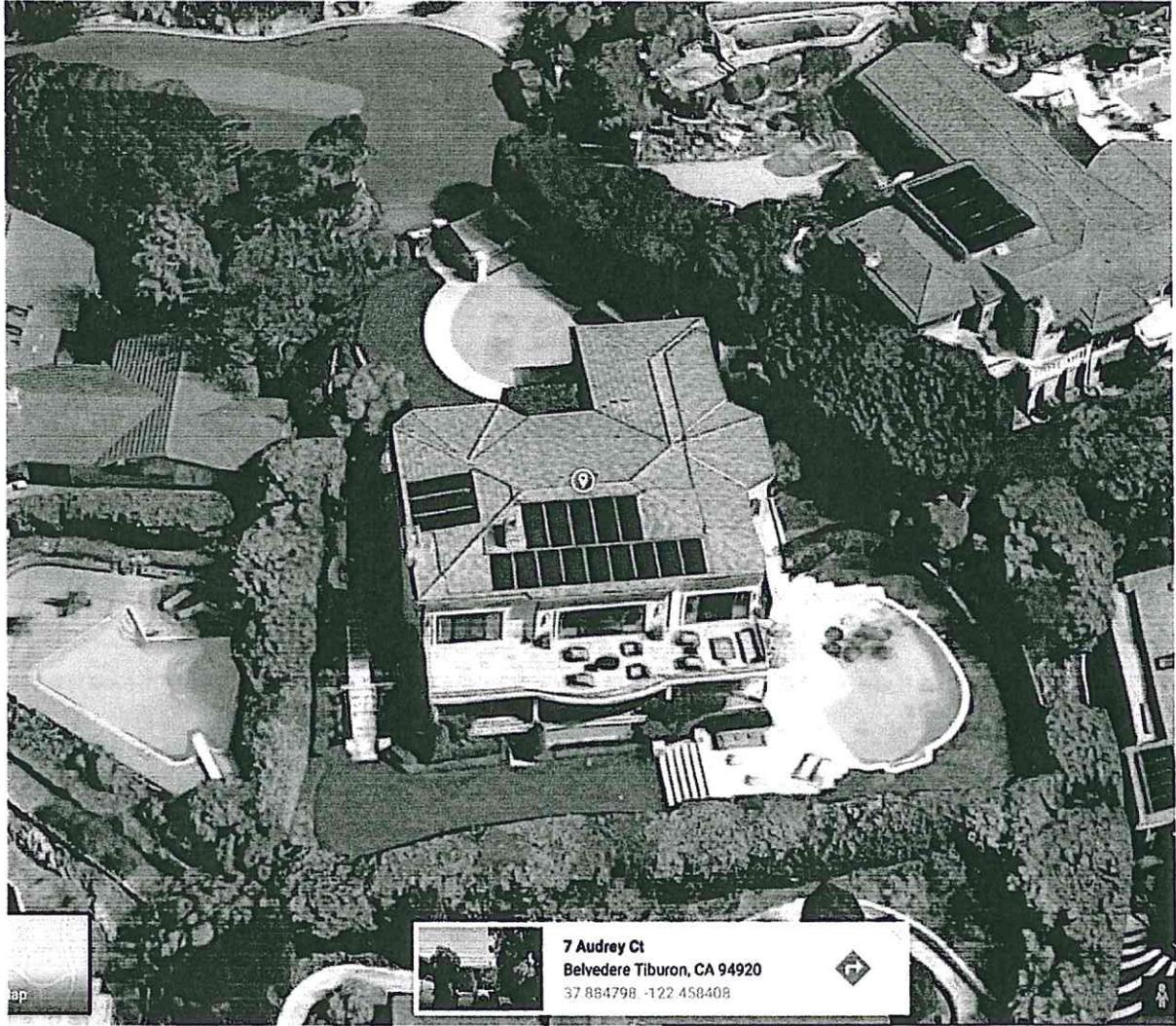
Please see the attached images of these homes showing the two-story development pattern common in the neighborhood.

B. THE APPLICANT HAS DEMONSTRATED THAT THE PROPOSED STRUCTURE IS COMPATIBLE WITH THE PHYSICAL CHARACTERISTICS OF THE SITE. THE CHARACTERISTICS INCLUDE, BUT ARE NOT LIMITED TO, SHAPE AND STEEPNESS OF THE LOT, EASE OF ACCESS AND THE PRESENCE OF NATURAL FEATURES WORTHY OF RETENTION, SUCH AS TREES, ROCK OUTCROPPINGS, STREAM COURSES AND LANDFORMS.

9 Audrey Court is a single story home. Its Southeast corner is on a portion of the lot that sits down-slope from the front of the home. This area of the home sits over a tall crawl-space currently based on the lot's natural slope. This area of the home offers the perfect opportunity to add slightly more square footage to the home without changing the home's relationship to the lot or altering any of the natural features of the lot. Because the existing home sits over a tall crawl space in this area a very minimal amount of disturbance is required to transform the crawl space into habitable area. In fact, the exterior envelope of the home does not change at all.



 **8 Audrey Ct**
Belvedere Tiburon, CA 94920
37.884971, -122.456021 



7 Audrey Ct
Belvedere Tiburon, CA 94920
37.884798 -122.458408





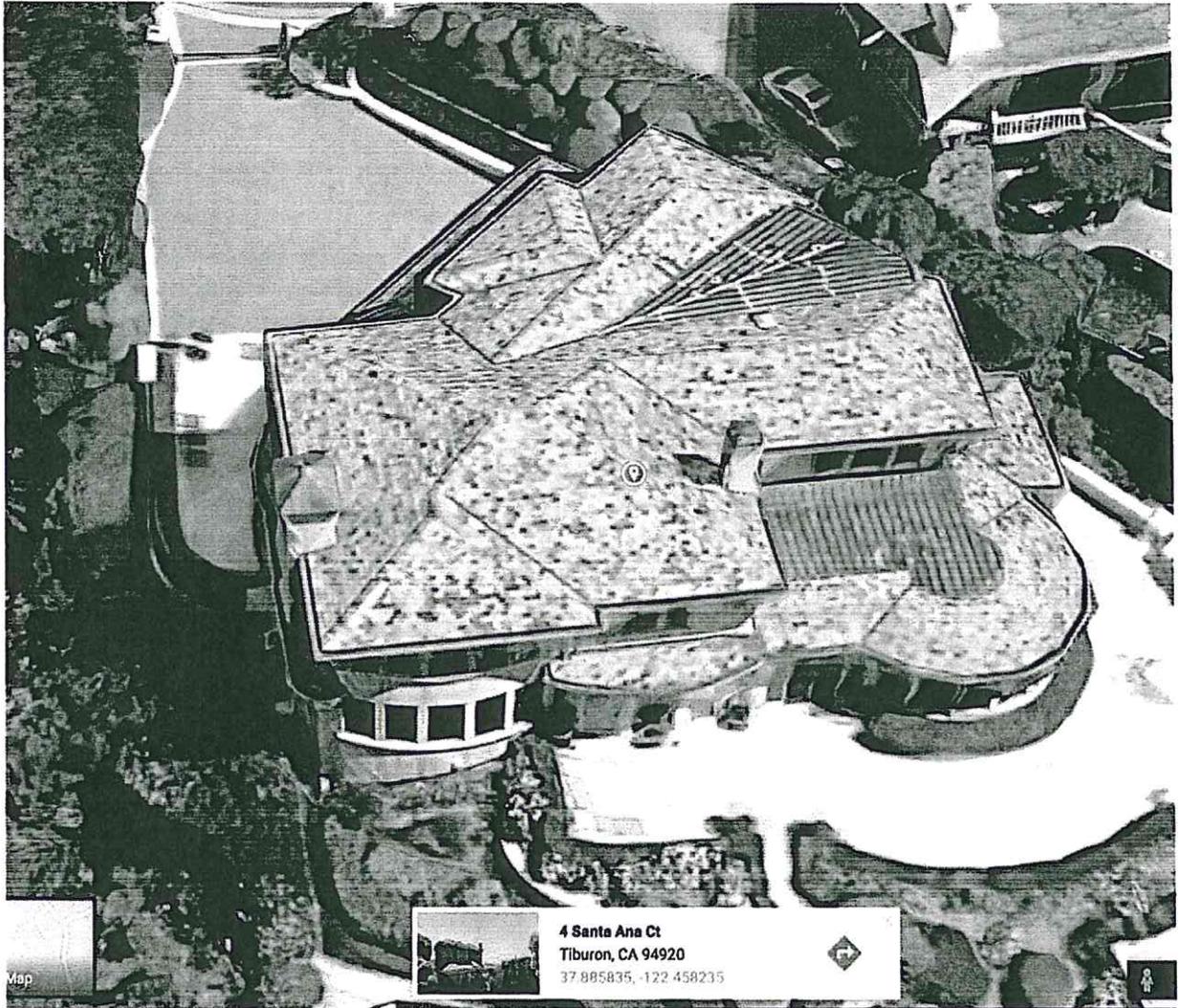
111 Lyford Dr
Belvedere Tiburon, CA 94920
37.884695, -122.457884





6 Acacia Dr
Belvedere Tiburon, CA 94920
37.884576, -122.458881



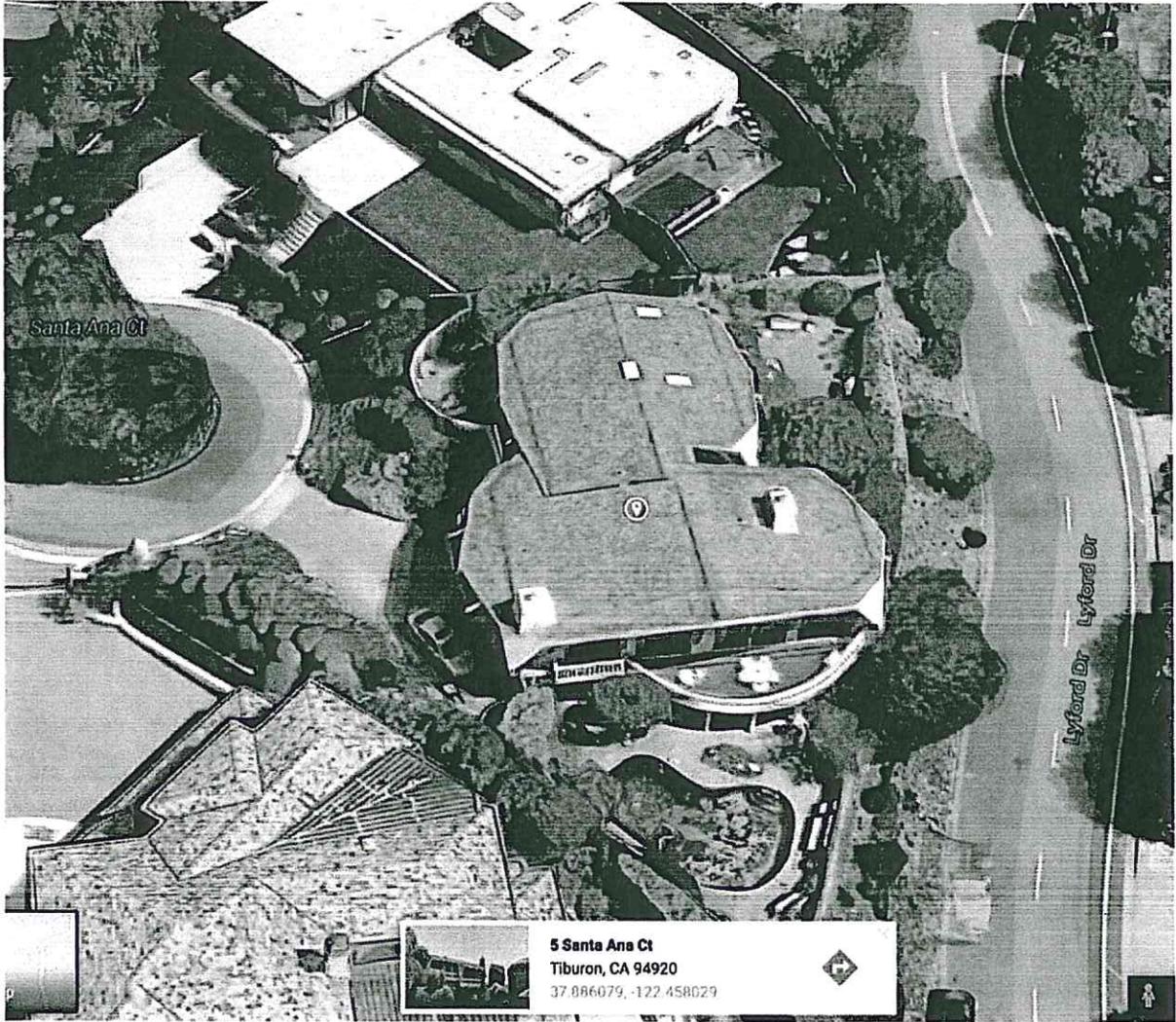


Map



4 Santa Ana Ct
Tiburon, CA 94920
37.885835, -122.458235





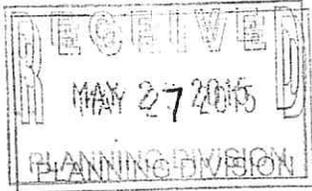
5 Santa Ana Ct
Tiburon, CA 94920
37.886079, -122.458029





2 Bartel Ct
Tiburon, CA 94920
37.886276, 122.458952





JOHN HART

5 AUDREY COURT
TIBURON, CA 94920

To THE ATTENTION OF PATTY PICKETT
OF THE TOWN OF TIBURON -
REGARDING - 9 AUDREY COURT -
TIBURON, CA

THE ESTATE OF JOHN HART -
BARBARA LEE HART AND THEIR SIX
CHILDREN ARE AGAINST THE EXPANSION
OF THIS HOME - THIS HOME HAS BEEN
REBUILT TWO OR THREE TIMES. I
ENCLOSE A COPY OF WHAT THE HOME
CURRENTLY LOOK LIKE. IS THIS
HOME CURRENTLY FOR SALE, OR ARE
THEY ADDING ON. I KNOW IT HASN'T
SOLD - NO ONE LIVES THERE CURRENTLY.

WE ON AUDREY COURT HAVE JUST
GONE THROUGH THREE HOMES NEEDING
NEW WINDOWS - A TOTAL FLIP AT
10 AUDREY COURT - A REMODEL
COMING TO 2 AUDREY COURT.
ON ACERA WE HAVE THREE HOME
TOTALLY BEING REMODELED. A VACANT
HOME ON ACERA DRIVE, ALSO TWO
NEW ROOFS ON ACERA DRIVE.

JOHN HART

5 AUDREY COURT
TIBURON, CA 94920

ATT PATTY PICKETT:

WE HAVE ALSO EXPERIENCED THE NOISE & TRAFFIC OF THE TWO LYFORD HOMES - 111 LYFORD WENT THROUGH A TOTAL REMODEL & THE CHANGE HOME AT 116 LYFORD THAT WILL BE BEAUTIFUL BUT AT WHOSE COST.

LIVING HERE 50 PLUS YEARS - WHAT OUR THE HOMEOWNERS RIGHTS -

① OUR POOL WAS FILLED WITH CAT DIRT THAT BROKE OUR FILTER.

② THE TRASH -

③ WORKING ON SUNDAYS -

④ AFTERHOURS - 10 AUDREY COURT

⑤ TRAFFIC - TRUCKS - CARS, WORKMAN.

⑥ NOISE - TRY SITTING BY YOUR POOL ON A SAT. WITH FAMILY AND A NEW DRIVEWAY GOES IN & AN OLD DRIVEWAY GET JACK HAMMERED OUT.

JOHN HART

5 AUDREY COURT
TIBURON, CA 94920

OUR NEIGHBORS AT 9 AUDREY COURT WERE A SINGLE COUPLE. NOW THEY HAVE TWO LITTLE GIRLS - THIS HOUSE IS MAXED OUT - THEY CUT OTHER PEOPLES HEDGES, AND CAUSE PROPERTY DISPUTES.

WHAT HAPPENED TO OUR LITTLE COURT _____

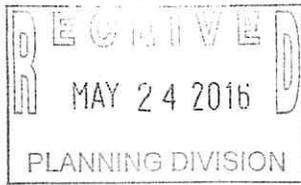
NO MORE CONSTRUCTION ON 9 AUDREY - HOW DO WE KNOW THEY WANT TO MAKE IT LARGER AND THEN SELL.

THE HART'S ARE HERE TO STAY! 

DO THE PEOPLE WHO LIVE HERE 25; 45; OR 50 YEARS HAVE TO PUT UP WITH FOUR YEARS OF NOISE!

TRAFFIC - WORKERS - ~~TOURISTS~~ OUT HOUSES - WE HAD FOUR ^{YEARS} ~~OUR~~ ^{BAD,} ON OUR BLOCK - NO MORE NOISE & TRAFFIC PLEASE.

THE JOHN HART ESTATE



May 24, 2016

To whom it may concern:

I object to the addition of the 5 additional windows of the house on the East side for it will eliminate privacy and create more noise which will be directly in the master and two bedrooms of our house.

In my opinion the existing windows give ^{enough light} and maintain character to the design of the house.

Thank you for your consideration.

E. Griffith
114 Lyford Dr.
Tiburon, CA 94920

SHIRLEY H. MYDLAND

P. O. Box 43
Tiburon CA 94920
Telephone: (415) 435-3004

May 24, 2016

Kyra O'Malley
Planning Department
Town of Tiburon
1505 Tiburon Boulevard
Tiburon CA 94920



RE: 9 Audrey Court – APN: 058-231-07

Dear Ms. O'Malley:

I am to writing you in response to your Notice of Site Plan & Architectural Review application for minor alteration regarding the property at 9 Audrey Court.

I object to the second item of their proposal:

“Modify windows and doors on south and east side of existing home”

The proposed addition at 9 Audrey Court includes windows that invade my privacy and are unnecessary for the project.

Specifically, the addition includes five new windows: two East facing in a bathroom that already has three South facing windows; one East facing window in a clothes closet; and one very large East facing window in a stair well that looks directly into my house.

All of these windows are intrusive and unnecessary. For example: the bathroom already has adequate light from the South; the closet needs no window; and the stairwell could be lit by artificial light or a skylight.

I request that these East facing windows be removed from the plans as the existing trees and hedging do not adequately protect my privacy and are proposed to be removed by the owners.

Thank you for your time in addressing my concerns.

Sincerely,

Shirley H. Mydland
Shirley H. Mydland