





# Town of Tiburon

## STAFF REPORT

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The proposed house would cover 4,490 square feet (16.6%) of the site. The proposed house would have a floor area of 4,336 square feet, with a 750 square foot garage, which is less than the maximum floor area permitted for a lot of this size.

A color and materials board has been submitted, and will be present at the meeting for the Board to review. The structure would be finished with a light brown colored stucco finish, with brown trim and windows. A brown tile roof is proposed for the house.

### ANALYSIS

#### Zoning

Staff has reviewed the proposal and finds it to be in conformance with the development standards for the Ring Mountain Precise Development Plan.

#### Design Issues

The site slopes up from the cul-de-sac at the end of Taylor Road, and is located adjacent to the Ring Mountain Open Space Area. The site is bordered by a driveway that provides access both to the adjacent home at 210 Taylor Road and to the westerly portion of the adjacent open space.

The tallest portion of the proposed house is situated at approximately level of the lower floor of the home at 210 Taylor Road. The front of the proposed house has been pulled back from the street to avoid interfering with the open space views of the adjacent home at 206 Taylor Road. The proposed house would therefore appear to avoid any significant view impacts on homes in the vicinity.

The overall design of the proposed house would appear to be consistent with the character of the surrounding homes in this subdivision. The end of Taylor Road is developed with a number of large, two-story homes with stucco finish. The most visible two-story portion of the proposed house would be oriented to the east, above the Taylor Road cul-de-sac, but would recede with the uphill slope of the property.

#### Public Comment

To date, one letter has been received from the owners of the adjacent property at 210 Taylor Road, expressing support for the pr house design. The applicant has indicated that the design of this house has been reviewed with other property owners in the vicinity.

### 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 15303. If the Board finds the design

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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 materials
3. Letter from Robert and Anne Thull, dated October 6, 2003
4. Submitted plans

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### CONDITIONS OF APPROVAL

#### 208 TAYLOR ROAD

#### FILE #703131

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 September 8, 2003, or as amended by these conditions of approval. Any modifications to the plans of September 8, 2003, 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. Prior to the issuance of building permits, the applicant shall submit verification from a licensed landscape architect that the proposed landscape plan conforms to M.M.W.D. landscape regulations, as required by Town Council Ordinance.
8. Prior to the issuance of final building inspection approval, all landscaping and irrigation shall be installed in accordance with approved plans. The installation of plantings and irrigation shall be verified by a Planning Division field inspection prior to the issuance of occupancy permits.
9. Prior to underfloor inspection, a certified survey of the structure foundation will be required. Required documents shall include graphic documentation locating the building

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on a site plan and including specific dimensions from property lines and other reference points as appropriate, and elevations relative to sea level of the foundation walls and slabs. No inspections will be provided until the survey results have been verified.

10. The project shall comply with the following requirements of the Tiburon Fire Protection District:
  - a. The structure shall have installed throughout an automatic fire sprinkler system in accordance with NFPA standard 13-D. The system design, installation and final testing shall be approved by the District Fire Prevention Officer (UFC 1003).
  - b. Approved smoke alarms shall be installed to provide protection to all sleeping areas (UBC 1210).
  - c. Approved spark arresters shall be installed on chimneys (UFC 1101).
  - d. A greenbelt shall be provided by cutting and clearing all combustible vegetation within 30 feet of the structure (UFC 1103).
11. The following requirements of the Marin Municipal Water District shall be met:
  - a. A High Water Pressure Water Service application shall be completed.
  - b. A copy of the building permit shall be submitted.
  - c. Appropriate fees shall be paid.
  - d. The structure's foundation shall be completed within 120 days of the date of application.
  - e. The applicant shall comply with the District's rules and regulations in effect at the time service is requested.
12. The applicants shall obtain a sewer permit from the Sanitary District No. 5 and pay all applicable fees prior to construction of a side sewer and connection to the sewer main. After connection to the sewer main but prior to commencement of discharge and prior to covering of the pipe, the District shall be contacted and allowed to inspect the connection for conformance to standards.
13. All requirements of the Town Engineer shall be met.