

Town of Tiburon STAFF REPORT

AGENDA ITEM D-8



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TO: **DESIGN REVIEW BOARD**

FROM: **BRIAN LYNCH, ASSOCIATE PLANNER**

SUBJECT: **4 CAZADERO LANE; FILE #703184
SITE PLAN AND ARCHITECTURAL REVIEW FOR THE
CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING.**

MEETING DATE: **JANUARY 15, 2004** REVIEWED BY: DMW

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PROJECT DATA:

OWNER:	KARI & JEFFREY CUSAK
APPLICANT/ARCHITECT:	HOLSCHER ARCHITECTURE
ADDRESS:	4 CAZADERO LANE
ASSESSOR PARCEL NUMBER:	059-032-19
FILE NUMBER:	703184
LOT SIZE:	18,276 SQUARE FEET
ZONING:	R-1 (SINGLE-FAMILY RESIDENTIAL)
GENERAL PLAN:	MH (MEDIUM-HIGH DENSITY RESIDENTIAL)
FLOOD ZONE:	C
DATE COMPLETE:	DECEMBER 19, 2003
CEQA EXEMPTION:	JANUARY 15, 2004
PERMIT STREAMLINING ACT DEADLINE:	MARCH 14, 2004

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 15303.

PROPOSAL:

The applicant has submitted a request to construct a new single-family dwelling located at 4 Cazadero Lane. The property is located at the end of the Cazadero Lane cul-de-sac. The existing residence was formerly referred to as 251 Moitoza Lane, but the proposed residence would have access from Cazadero Lane. The existing house and accessory structure would be demolished. The proposed home would be a two-level structure, with a pool and detached pool house in the rear yard. The majority of the home would be constructed at street level, and would consist of three bedrooms, three bathrooms, family room, dining room, living room,



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kitchen, laundry room, and a two car garage. At the rear of the residence, the living room would open up to covered porch. Beneath the covered porch would be the master suite and storage areas. The detached pool house would consist of a bedroom and bathroom.

Other site improvements would include a swimming pool and terraced lawn areas in the rear yard. A retaining wall and vegetative screening would be installed around the perimeter of the property. Planter boxes and entry columns would be constructed in the front yard of the property.

The floor area of the proposed home is 3,827 square feet, and covers approximately 23.5% of the property. The size of the residence complies with both the lot coverage and floor area requirements.

ANALYSIS:

Zoning

As proposed, the project appears to be in conformance with the development regulations of the R-1 zoning district.

Design issues

The design of the proposed home would be a combination of dutch-colonial style and craftsman style. The siding would be comprised of wood shingles, and the windows columns and trim would also be comprised of wood. The front elevation would feature a bay window off of the kitchen with a gambrel roof above. This feature coupled with the barn garage doors adds to the dutch-colonial style. Porches would be constructed at the front entrance, at the pedestrian entrance to the garage and at the rear of the residence. Small gabled roofs and eyebrow windows would add architectural interest to the elevation of the home. The color of the residence would be grey wood siding with white trim. The roof would be dark grey composition shingle. A colors and materials board will be available for review at the Board meeting.

The home has been designed with a sprawling floor plan, apparently to keep the height of the structure as low as possible. This is important because there are other homes on Cazadero Lane which have views across the subject site. Although it doesn't appear that any significant views would be blocked, some portions of water view may be obscured from 1, 3, and 5 Cazadero Lane.

The landscaping plan would indicate that much of the existing vegetation on the site would be removed. Most notable is the dense acacia shrubs in the area of the proposed garage, and the two 19" DBH trees at the south west corner of the property.

New vegetation would be planted throughout the site. Most notable are a 24" box oak tree behind the proposed garage and five 24" box trees (species to be determined) would be planted along Cazadero Lane. An existing significant oak tree adjacent to the proposed pool house would be retained.

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Public Comment

Patricia Montag, 7 Raccoon Lane, has submitted a letter stating that there is a concern with the potential noise from the proposed swimming pool. Ms. Montag's property is below the subject parcel, and without a sound barrier between the properties, the potential noise could be excessive. In addition, Ms. Montag suggests that Moitoza Lane should not be used during the construction process because of lack of integrity of the road and the hillside below.

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 finds that the design of the project is consistent with the Guiding Principles for Site Plan and Architectural Review, then it is recommended that the project be approved with the attached Conditions of Approval.

EXHIBITS:

1. Conditions of Approval
2. Application and supplemental materials dated December 10, 2003.
3. Letter submitted by Patricia Montag, 7 Raccoon Lane
4. Floor plan for the proposed pool house
5. Plans for the project

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EXHIBIT 1

CONDITIONS OF APPROVAL 4 Cazadero Lane FILE #703184

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 and plans dated by the Town of Tiburon on December 10, 2003, or as amended by these conditions of approval. Any modifications to the plans must be reviewed and approved by the Design Review Board.
3. Plans submitted to the Building Department 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 Department 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 Design Review 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 Design Review 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 other than those approved by the Design Review Board must be down light type fixtures.
6. The location of the story poles must be certified by a licensed surveyor. Any changes in the story poles must be approved by the Design Review Board, prior to the issuance of a building permit.
7. Prior to under-floor inspection, a certified survey of the structure foundation will be required. Required documents shall include graphic documentation locating the building 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.

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8. 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 310).
 - c. Approved spark arresters shall be installed on chimneys (UFC 1109).
 - d. A greenbelt shall be provided by cutting and clearing all combustible vegetation within 30 feet of the structure (UFC 1103).

9. The following requirements of the Marin Municipal Water District shall be met:
 - a. A copy of the building permit shall be submitted.
 - b. Appropriate fees shall be paid.
 - c. The applicant shall comply with the District's rules and regulations in effect at the time service is requested.

10. All requirements of the Town Engineer shall be met.