



Town of Tiburon

STAFF REPORT

is a three-level structure with the garage located on the lower level, the living areas on the middle level, and the bedrooms located on the upper level. While the majority of the garage level would remain intact, the upper levels of the residence would be demolished. Other existing site features include mature vegetation throughout that would be maintained. There is a wood deck at the rear of the existing structure, and there is existing deer fencing that would also be retained.

The proposed residence would be a three-level structure with a 600 square foot garage, storage areas, and a covered veranda on the lower level. The middle level would be comprised of living areas, kitchen, solarium, laundry room, two bedrooms and three bathrooms. The upper level would consist of the master suite, two additional bedrooms and two additional bathrooms. The total floor area of the new residence would be 4,116 square feet. The project would comply with both the lot coverage and floor area requirements for the property.

ANALYSIS:

Zoning

As proposed, the project appears to be in conformance with the development regulations of the RO-2 zoning district.

Design issues

The home would have a Mediterranean appearance with low sloping hipped roofs. The home would have tall rectangular features when viewed from the front, but the mass of the exterior elevations would be broken up with the use of terraces. Much of the detailing such as arched windows and wrought iron deck railings would accentuate the Mediterranean style. Architectural variety would be added with the solarium on the middle level. The solarium would have rounded eaves and a flat roofline.

Since much of the landscaping on the site is mature, it would be retained for the proposed project. Other site improvements would include re-grading the driveway to accommodate a three car garage. New walkways from the street to the entrance to the home would also be built.

The colors and materials of the home are represented on a color and materials board that will be available for review at the Board meeting. The roof would be comprised of clay barrel tiles and the body of the residence would be beige stucco. The trim and accents on the building would be white. Staff foresees no design issues with the proposed project.

Public Comment

The applicant has submitted a letter with the names and signatures from the property owners that would appear to be most affected by the project. The signatures indicate support of the proposed project.

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RECOMMENDATION:

It is recommended that the Board 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 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 September 24, 2003
3. A letter with the signatures of nearby property owners
4. Plans for the project

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EXHIBIT 1

CONDITIONS OF APPROVAL

14 Acela Drive

FILE #703145

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 January 20, 2004, 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).

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.