

# Town of Tiburon STAFF REPORT

AGENDA ITEM   D1  



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TO:                   **DESIGN REVIEW BOARD**

FROM:               **PLANNING MANAGER WATROUS**

SUBJECT:           **382 GREENWOOD BEACH ROAD; FILE # 704012**  
**SITE PLAN AND ARCHITECTURAL REVIEW FOR CONSTRUCTION OF**  
**A NEW SINGLE-FAMILY DWELLING**

MEETING DATE:   **MARCH 18, 2004** \_\_\_\_\_

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## PROJECT DATA

**ADDRESS:                   382 GREENWOOD BEACH ROAD**  
**OWNERS:                   ROBERT PLACAK AND GABRIEL CADEÑA**  
**APPLICANT:               COLLEEN MAHONEY (ARCHITECT)**  
**ASSESSOR'S PARCEL:      55-021-03**  
**FILE NUMBER:             704012**  
**LOT SIZE:                 19,416 SQUARE FEET**  
**ZONING:                  R-1 (SINGLE-FAMILY RESIDENTIAL)**  
**GENERAL PLAN:           MEDIUM HIGH DENSITY RESIDENTIAL**  
**FLOOD ZONE:             C/A1 (TIDAL)**  
**DATE COMPLETE:         FEBRUARY 27, 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 is requesting Design Review approval for the construction of a new three-story single-family dwelling on property located at 382 Greenwood Beach Road. An existing single-family dwelling on the site would be demolished.

The main floor of the proposed house would include a living room, dining room, kitchen, four bedrooms, three bathrooms and a utility room. The upper floor would include a master bedroom suite, nursery and one additional bathroom. A loft area is proposed above the master bedroom suite. A basement level would include a game room, bathroom and wind cellar. A two-car garage would be attached to the main floor of the house. A large swimming pool is proposed to be installed in the rear of the site. Fencing is proposed to be installed along most of the front and side property lines.



# Town of Tiburon

## STAFF REPORT

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The proposed house would cover 3,858 square feet (19.9%) of the dry land portion of the site, which is less than the 30.0% maximum lot coverage permitted in the R-1 zone. The proposed house would have a floor area of 3,942 square feet, with 600 square feet of garage space, which is 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. White stucco siding with mission tile roofing is proposed for the building exterior.

### ANALYSIS

#### Zoning

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

#### Design Issues

The subject property slopes gently away from Greenwood Beach Road down to Richardson Bay. A portion of the lot lies beyond the mean high tide line, and is not included in the calculations for lot coverage or floor area for the property. The Audubon Society property occupied by the Lyford House adjoins the site to the west.

The proposed house would not appear to affect any significant views from other nearby homes. The adjacent house at 386 Greenwood Beach Road is oriented toward Richardson Bay, and does not appear to have any substantial views across the subject property. A number of trees proposed to be planted as part of this project would grow to heights of 30 feet or more; however, as there are no homes across the street from this property, it is unlikely that these trees would result in any significant view blockage.

Views to the bay from the street are currently partially screened by an existing wooden fence within the Town right-of-way and vegetation toward the front of the site. Greenwood Beach Road is heavily used by pedestrians and bicyclists, and is designated as a bicycle route in the Tiburon Bicycle and Pedestrian Master Plan, and as part of the regional Bay Trail system. The proposed fencing, landscaping and house would appear to block some additional portion of the bay views from the street.

A six foot (6') tall solid wooden fence is proposed to be constructed that would replace the existing fence within the street right-of-way. A wooden trash enclosure is also proposed to be constructed within the right-of-way. With ample space available in the front yard of the site, Staff does not see the need for the encroachment of these improvements into the Town right-of-way, particularly in an area that is viewed by many passing pedestrians and bicyclists. The fencing and trash enclosure would make a poor visual transition from the more open fencing and appearance of the adjacent Audubon Society property.



# Town of Tiburon

## STAFF REPORT

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An iron gate is proposed to be constructed across the driveway leading onto the site. The current gate location would be situated too close to the roadway to allow vehicles stopped in front of the gate to be clear of the adjacent roadway. It is recommended that the gate be moved so that all portions of the gate are at least 15 feet from the roadway.

The proposed garage would have a height of approximately 19 feet, 6 inches, creating significant vertical volume above the floor of the garage. The applicant has indicated that car lifts would be installed in the garage to accommodate the storage of additional vehicles for the property owners. However, this space creates building volume which would have the potential for being converted into mezzanine space or second story floor area in the future. As previously noted, the floor area for the proposed house would be the maximum permitted for a lot of this size. The Design Review Board has generally discouraged additional building volumes that have significant potential for being converted into floor area in the future, particularly for new homes with floor areas that would be at or near the floor area ratio for the property. The Board should carefully consider whether modifications should be made to the garage design to discourage future conversion of this space into additional floor area.

As noted above, the proposed house would have the maximum floor area for a lot of this size. Although the floor area would be somewhat greater than other homes along Greenwood Beach Road, the subject property is larger and has more developable dry land than most other homes in this neighborhood, and would therefore be better able to support a larger house than other smaller, steeper lots in this area.

However, the visual scale and exterior design of the proposed house appears to be inconsistent with the character of the Greenwood Beach Road neighborhood. Most of the other homes in the vicinity have been developed on smaller lots with greater slopes, resulting in house designs that appear more compact and are pulled up close to the front property line. The other homes in this neighborhood are also characterized by a more "Cape Cod" design, with wooden siding and natural materials dominating their appearance. The proposed house would have the appearance of a Mediterranean-style stucco mansion, with arches, trellises, a tower, the additional garage building space and other features that accentuate the physical volume of the building. The view of the house from the street would be somewhat mitigated by the proposed fencing and vegetation, as well as by the lower elevation of the building site compared to the street level. As required by Section 4.02.07 (c) of the Tiburon Zoning Ordinance (Guiding Principles in the Review of Site Plan and Architectural Review Applications), the Design Review Board should carefully consider whether "the height, size, and/or bulk of the proposed project bear a reasonable relationship to the character of existing buildings in the vicinity," or whether changes need to be made to the design of the proposed house to make its appearance more consistent with the character of the Greenwood Beach Road neighborhood.

### **Public Comment**

To date, no letters have been received regarding the proposed project.

# Town of Tiburon

## STAFF REPORT

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### 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 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. Submitted plans

# Town of Tiburon

## STAFF REPORT

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### CONDITIONS OF APPROVAL

#### 382 GREENWOOD BEACH ROAD

#### FILE #704012

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 February 5, 2004, or as amended by these conditions of approval. Any modifications to the plans of February 10, 2004, 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

# Town of Tiburon

## STAFF REPORT

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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).
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 any and all necessary sewer permits from the Richardson Bay Sanitary District.
13. All requirements of the Town Engineer shall be met.
14. The driveway gate shall be relocated so that all portions of the gate are at least 15 feet from the roadway.