



Town of Tiburon

STAFF REPORT

kitchen, bedroom, and two bathrooms. The upper level would consist of the master suite, three additional bedrooms, three additional bathrooms, and a laundry room. The existing deck and hot tub in the rear yard would be removed and replaced with an attached, covered porch area with a fireplace.

The project would also include a comprehensive landscaping plan including patios, walkways, fountains, fencing and significant new tree plantings. A six foot high wood fence, with the top two feet comprised of lattice, would be installed around the perimeter of the property. The most significant new plantings would occur near the corner of Gilmartin Drive and Stony Hill Road, where seven Coast Live Oak trees are proposed to be planted.

The gross floor area of the proposed home is 5,110 square feet, which exceeds the floor area limit for the property of 3,840. Therefore a floor area exception of 1,270 square feet is requested. The lot coverage of the proposed home is 18.26%, which complies with the 30% lot coverage limit.

ANALYSIS:

Zoning

Besides the above mentioned floor area exception request, the project appears to be in conformance with the remaining development regulations of the R-1 zoning district.

Design issues

The design of the proposed home would have Mediterranean characteristics with hipped roofs, clay barrel shingles, rectangular forms and stucco siding. The front elevation would be the tallest portion of the building, which is a characteristic that often contributes to excessive mass and bulk. However, the elevations would be well articulated with varying rooflines, varying wall planes, and window fenestration, which relieve the visual mass and bulk of the structure. In addition, the location of the proposed residence would not appear to block any views or create privacy issues with any residences in the vicinity. The color of the residence would be beige with cream trim. A colors and materials board will be available for review at the Board meeting.

The landscaping plan would be well integrated with the existing site and the proposed building. However, it is recommended that the Board discourage the introduction of large Oak trees near the corner of Gilmartin Drive and Stony Hill Road for visual safety issues. Although these plantings would be subject to an encroachment permit where visual safety issues would be addressed more specifically, the Board should give the applicant guidance as to whether large trees would be appropriate for this area of the property.

Floor Area Exception

In order to grant the requested floor area exception, the Board must make the following findings as required by Section 4.02.08 of the Tiburon Zoning Ordinance:



Town of Tiburon

STAFF REPORT

- 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.**

Both the applicant and staff have compiled data for floor area calculations for properties in the vicinity. There are several homes along Gilmartin Drive that have floor areas well in excess of the limit. Some of the largest homes in Tiburon are located at the top of Gilmartin Drive, but are not visually part of the same neighborhood; therefore they have not been included in the following analysis. The following chart summarizes the floor area calculations for adjacent properties that comprise the lower Gilmartin Drive neighborhood (between Tiburon Boulevard and Via Paraiso):

Address	Lot square footage	Floor area of house	FAR	Over/under
10 Gilmartin Drive	17,600	2,503	3,760	1,257
15 Gilmartin Drive	27,825	4,233	4,783	550
19 Gilmartin Drive	49,062	6,784	6,906	122
20 Gilmartin Drive	18,900	3,730	3,890	160
30 Gilmartin Drive	16,200	4,330	3,620	710
31 Gilmartin Drive	31,905	5,790	5,191	599
40 Gilmartin Drive	20,160	4,785	4,016	769
51 Gilmartin Drive	26,536	4,653	4,653	0
805/ 815 Stony Hill Road	48,400	6,810	6,840	30
820 Stony Hill Road	24,217	5,043	4,422	621
825 Stony Hill Road	27,000	4,243	4,700	457
840 Stony Hill Road	19,949	4,529	3,995	534
16 Gilmartin Drive	18,400	5,110	3,840	1,270

From the above data, it can be seen that several properties in the vicinity exceed their floor area limit. However, the proposed project would exceed the floor area by a larger margin than any other property in the neighborhood. For this reason, it would appear that the project is not compatible with the predominant pattern established by the surrounding neighborhood.

- 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, the scale of trees, rock outcroppings, stream courses, land forms, and the dimensions of the lot.**

The proposed home is located against the hill below Stony Hill Road. The natural topography of the site coupled with the existing and proposed vegetation would help minimize the impacts of the proposed home. The property also has a relatively large undeveloped right-of-way area in front of the proposed residence. The right-of-way increases the visual size of the property, and creates a large setback from the street

Town of Tiburon

STAFF REPORT



exceeding 100 feet. For these reasons, the proposed structure appears to be compatible with the physical characteristics of the site.

Public Comment

To this date, no public comment has been received regarding this application.

CONCLUSION:

The proposed Mediterranean style home would not appear to adversely affect the views or privacy of any residences in the vicinity. Although the architectural detail of the building would reduce the visual mass and bulk of the structure, the magnitude of the floor area exception request would not appear to be consistent with most properties in the vicinity. The Board should consider whether the architectural design techniques, the site planning, and the landscaping, contribute significantly enough to the overall site design to ensure that the project would be consistent with the overall neighborhood character.

RECOMMENDATION:

It is recommended that the Board review this project with respect to Zoning Ordinance Section 4.02.07, and 4.02.08 (Guiding Principles for Design Review, and Floor Area Ratio Guidelines) 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 and the findings for the Floor Area Exception, 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 February 17, 2004.
3. Applicant's findings for the floor area exception
4. Plans for the project

Town of Tiburon

STAFF REPORT



EXHIBIT 1

CONDITIONS OF APPROVAL 16 Gilmartin Drive FILE #704046

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 February 17, 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.

Town of Tiburon

STAFF REPORT



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.