

Town of Tiburon STAFF REPORT

AGENDA ITEM F-5



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TO: **DESIGN REVIEW BOARD**

FROM: **BRIAN LYNCH, ASSOCIATE PLANNER**

SUBJECT: **104 JEFFERSON DRIVE; FILE #704047
SITE PLAN AND ARCHITECTURAL REVIEW FOR THE
CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING.**

MEETING DATE: **MAY 20, 2004** _____

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PROJECT DATA:

OWNER /ARCHITECT:	KAREN TRIPP
ADDRESS:	104 JEFFERSON DRIVE
ASSESSOR PARCEL NUMBER:	034-252-17
FILE NUMBER:	704047
LOT SIZE:	7,498 SQUARE FEET
ZONING:	R-1 (SINGLE-FAMILY RESIDENTIAL)
GENERAL PLAN:	MH (MEDIUM-HIGH DENSITY RESIDENTIAL)
FLOOD ZONE:	C
DATE COMPLETE:	APRIL 30, 2004
CEQA EXEMPTION:	MAY 20, 2004
PERMIT STREAMLINING ACT DEADLINE:	JULY 19, 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 104 Jefferson Drive. The property is located in the Belveron West neighborhood, across from Blackies Pasture. The property is rectangular in shape and has a level topography. There is an existing single-family dwelling on the property, with a shed in the rear yard, which are proposed to be demolished. The proposed home would be a two-story structure with a two-car garage. The first level of the building would be comprised of the garage, living room, dining room, family room, kitchen, and one bathroom. The upper level would consist of the master suite, two



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additional bedrooms, two additional bathrooms, a laundry room and a study. A second level deck would also be constructed off the master suite.

The landscaping plan for the project includes provisions for minor plantings and a lawn area in the front yard, the realignment of the driveway to the east side of the property, and the construction of a six foot high solid wood fence around the rear yard and side yard areas.

The gross floor area of the proposed home is 2,623 square feet, which is at the floor area limit for the property. The lot coverage of the project is 30%, which is at the lot coverage limit for the property.

ANALYSIS:

Zoning

The project, as conditioned, would be in conformance with the remaining development regulations of the R-1 zoning district.

Design issues

The proposed home would have a traditional design with a two-story appearance with equal amounts of living space on the first and second levels. The front elevation would have much architectural interest with different gabled roof features over the garage and the upstairs living areas, and varying wall planes. The front entry porch and hipped roof that wraps around the side of the building would also be attractive. The sides of the building would be articulated with varying window placements and rooflines, but would be more understated than the front elevation. The style of the proposed home would approximately match the relatively new residence across the street at 105 Jefferson Drive, and the recently approved design, but not yet built residence, at 485 Irving Court. The color and materials of the building would also match some of the newly renovated homes in the area with horizontal wood siding and composition roof shingles. The color of the building would be medium grey with white trim and a maroon front door. A color and materials board will be available for review at the Board meeting.

Although the styling of the building would be appropriate for the neighborhood, the mass and bulk of the building would not appear to be in strict conformance with the neighborhood character. The majority of the homes in the neighborhood are single-story buildings. There have been two-story buildings approved in the neighborhood, such as across the street at 105 Jefferson, and the recently approved design at 485 Irving Court. The appearance of mass and bulk has been minimized in these designs by reducing the size of the second level to roughly half the size of the lower level. This technique allows the walls of the upper level to be set back from the walls of the lower level on all sides.

In addition, the upper level would cantilever over the lower level at the rear of the building. Not only does this add to the visual mass and bulk of the structure, but it creates an under-story area of approximately 240 square feet. This area could conceivably be enclosed and converted to living space, which would cause the building to exceed the floor area requirements. It should



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be noted that the Board has consistently discouraged the creation of under-story space, especially when a project is at the limit for floor area.

In a more technical matter, staff has noted that the lower roof overhang on the left side of the building would encroach on the side yard setback by five (5) feet. Since roof overhangs and other architectural projections can encroach on setback areas by a maximum of three (3) feet according to the Zoning Ordinance, the project has been conditioned to ensure that the overhang on the left side of the structure be modified to comply with the Ordinance.

Public Comment

To this date, no correspondence regarding this application has been submitted.

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 March 26, 2003.
3. Plans for the project

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EXHIBIT 1

CONDITIONS OF APPROVAL 104 Jefferson Drive FILE #704047

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 May 10, 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 roof over hang on the lower level on the west side of the building shall not encroach into the side yard setback by more than three (3) feet.
7. 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.
8. 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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9. 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).

10. 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.

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