



# Town of Tiburon

## STAFF REPORT

---



Notices have been mailed and published informing the public of this meeting. The Design Review Board should disregard the discussion held at the September 16 meeting, and conduct a meeting *de novo* to consider the revised plans for this project. Copies of the Staff reports analyzing the original and revised plans are attached for reference, along with a copy of the revised plans and minutes of the June 17 Board meeting.

### **RECOMMENDATION:**

It is recommended that the Board:

1. Adopt the attached resolution rescinding the previous approval of the subject application; and
2. Review this project with respect to Zoning Ordinance Sections 4.02.07 and 4.02.08 (Guiding Principles and Floor Area Exception Findings) 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 all necessary findings can be made for the floor area exception, then it is recommended that the project be approved with the attached Conditions of Approval.

### **EXHIBITS:**

1. Draft resolution
2. Conditions of approval
3. Design Review Board Staff report dated June 17, 2004
4. Design Review Board Staff report dated September 16, 2004
5. Minutes from the June 17, 2004 Board meeting
6. Revised plans

# Town of Tiburon

## STAFF REPORT

---



### CONDITIONS OF APPROVAL

#### 955 OWLSWOOD LANE

#### FILE #20422

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 dated by the Town of Tiburon on May 20, 2004 and the plans dated September 7, 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. No lighting shall be installed in the wells of the skylights, and the skylights shall be tinted in a non-reflective manner.
7. The deck at the rear of the building is not approved as shown. The deck shall be repaired and replaced with like kind. Any additional support walls shall not exceed a height of six feet in the setback area.
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

# Town of Tiburon

## STAFF REPORT

---



slabs. No inspections will be provided until the survey results have been verified.

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).
  - d. A greenbelt shall be provided by cutting and clearing all combustible vegetation within 30 feet of the structure (UFC 1103).
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.