

Town of Tiburon STAFF REPORT

AGENDA ITEM E2



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TO: **DESIGN REVIEW BOARD**

FROM: **KRISTIN KRASNOVE, ASSISTANT PLANNER**

SUBJECT: **7 HILLCREST DRIVE; FILE #704047
SITE PLAN AND ARCHITECTURAL REVIEW FOR THE
CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING.**

MEETING DATE: **NOVEMBER 4, 2004** DW

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PROJECT DATA:

OWNER /ARCHITECT: GUS STROTZ

ADDRESS: 7 HILLCREST DRIVE
ASSESSOR PARCEL NUMBER: 038-291-13/17
FILE NUMBER: 704150
LOT SIZE: 13,931 SQUARE FEET
ZONING: R-1 (SINGLE-FAMILY RESIDENTIAL)
GENERAL PLAN: MH (MEDIUM-HIGH DENSITY RESIDENTIAL)
FLOOD ZONE: C
DATE COMPLETE: OCTOBER 1, 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 7 Hillcrest Drive. The property is located above the Tiburon Fire Station on Trestle Glen Boulevard. The property fronts a curving section of Hillcrest Drive and has an eastward sloping topography with a 20% grade. The property is currently vacant.

The proposed home would be a two-story structure above a two-car garage. The basement level of the building would be comprised of a garage and various storage and laundry areas where the ceiling height would not exceed 7' in height. The first floor would consist of a living room with a balcony, dining room, guest room, two bathrooms, a family room and kitchen with a



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shared terrace, and a storage room. The upper level would consist of three bedrooms and three bathrooms.

The landscaping plan for the project includes provisions for substantial groundcover along the driveway and front yard. A cluster of low growing flowering shrubs are proposed along the southwest corner of the property and another line of low shrubs is proposed along the north and east property lines. Various slow and moderate growing trees are proposed on the west and southwest sides of the property. The plan also proposes an iron driveway gate with stone pillars and a similar entry gate along the street. Iron fencing is proposed along the front property line, and a wire mesh fence is proposed along the south property line to match the existing fencing along the east property line.

The gross floor area of the proposed home is 3,198 square feet, which is below the floor area limit for the property. The proposed lot coverage of the project is 13.7%, which is below the 30% maximum for the R-1 zoning district.

The exterior plaster stucco would be a beige-orange tone with pale blue trim and light blue wooden window frames. The roofing would be antique slate colored composition shingles. A color and materials board will be available for review at the Board meeting.

ANALYSIS:

Zoning

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

Design issues

The subject property is surrounded by single-family homes which are generally designed to take advantage of the views of San Francisco Bay to the east. The adjacent property to the east at 1 Hillcrest Drive is developed with a one-story single-family home. The adjacent property to the northwest (uphill) at 19 Hillcrest Drive is developed with a two-story single-family home. The properties across the street at 8 and 4 Hillcrest Drive are also developed with eastward facing single-family homes. The home located at 305 Trestle Glen Boulevard is located behind the subject property, and has views across the property toward San Francisco Bay and the Richmond-San Rafael Bridge.

The proposed home would have a traditional design with a two-story appearance with the main level having a greater amount of living space than the upper level. The front elevation would have some architectural interest with various vertical and horizontal articulations. The 15' high ceilings in the living room would allow for large woodclad windows to be located above the garage up to the roofline of the residence. A concrete tile walkway would lead from the street to a covered entryway with stone veneer pillars. Split face concrete block would be used along the perimeter of the roll-up garage door, and would extend along the basement level of the structure.



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The sides of the building would be partially articulated with varying window placements and rooflines, as well as the continuous split faced concrete block along the basement level. The West elevation, however, would have some plain stucco faces.

The mass and bulk of the building appears to be appropriate for the neighborhood since the majority of the homes in the neighborhood are two-story buildings. There is a variety in home designs for residences in the neighborhood, and this project does not appear to be out of conformance with the neighborhood character.

Although the proposed structure would be visible from the residences across Hillcrest Drive as well as the residences above and below the property along Hillcrest Drive, it does not appear that it would interfere with views from these homes. However, the proposed structure appears to be in a portion of the view line from 305 Trestle Glen Boulevard. The Board should visit the property at 305 Trestle Glen Boulevard to evaluate the potential view impacts from the existing residence.

The following portions of the Tiburon Hillside Design Guidelines should be used to evaluate the potential view impacts of the house in its currently proposed location for the home at 305 Trestle Glen Boulevard:

- Goal 3, Principle 7 (A) of the Hillside Design Guidelines states that “view protection is more important for the primary living areas of a dwelling... than for the less actively used areas of a dwelling.” The currently proposed house would partially block views from the primary living areas of the home at 305 Trestle Glen Boulevard.
- Goal 3, Principle 7 (C) of the Guidelines states that “blockage of [the] center of view [is] more damaging than blockage of [the] side of view.” The currently proposed house would not block the center of the view, but it would block the side of the view from the home at 305 Trestle Glen Boulevard.
- Goal 3, Principle 7 (D) of the Guidelines states that “blockage of important objects in the view (Golden Gate Bridge, Belvedere Lagoon, Sausalito, Angel Island) is more difficult to accept than blockage of other, less well known landmarks.” The currently proposed house would block views of the Richmond San Rafael Bridge and San Francisco Bay.
- Goal 3, Principle 7 (E) of the Guidelines states that “a wide panoramic view can accept more view blockage than the smaller slot view.” The currently proposed house would block a portion of a moderately sized view from the home at 305 Trestle Glen Boulevard.

The Board may want to consider whether this constitutes a borrowed view across a vacant lot. The Boards should also consider whether the proposed house could be moved to a reasonable alternative location on the lot or appropriately modified to mitigate the view impacts on the home at 305 Trestle Glen Boulevard.

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In a more technical matter, staff has noted that the lower roof overhang on the rear corner of the building would encroach on the side yard setback by four (4) 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 rear of the structure be modified to comply with the Ordinance.

Public Comment

One letter was received from the property owner at 19 Hillcrest Drive concerning the history of landslides in the area, existing fencing, construction noise and parking, drainage on the site, and proposed trees.

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 August 30, 2004
3. Plans for the project
4. Letter from Sophia Kingman, received October 13, 2004

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EXHIBIT 1

CONDITIONS OF APPROVAL 7 HILLCREST DRIVE FILE #704150

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 August 30, 2004 and plans dated October 11, 2004 by the Town of Tiburon, 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 overhang 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

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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.

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 "green-belt" shall be provided by cutting and clearing all combustible vegetation within 30 feet of the structure.
 - e. The access gate shall have a minimum unobstructed width of 12'. Gates shall be operable using the Fire District's "Knox" key system.

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.