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of the entry, and an elevator would be installed to the east of the lobby entry. A bridged walkway would connect the upper floors of the main building and the annex building.

A number of small building areas are also proposed to be demolished. Several small storage rooms, an extension to the restaurant dining area, and an area at the entrance to one of the meeting rooms would be eliminated. Several stairways would either be removed or modified after the bridge connection is constructed.

The landscaping area around the swimming pool would be increased. Additional space would be provided for pool cabanas, a spa and an herb garden. The interior courtyard would also include a fire pit and barbecue area.

Several changes are proposed to the on-site vehicular circulation patterns. Most notably, the one-way driveway on the eastern side and rear of the property would be turned around to provide access from the front to the rear; this would allow direct entry from Tiburon Boulevard to this driveway, and would allow vehicles that approach the main entrance to drive to parking areas without first exiting onto Tiburon Boulevard. The driveway that currently runs from the front of the site between the main building and the annex building would be eliminated; this area would be landscaped. The entrance to the main parking lot from Tiburon Boulevard would be slightly modified.

The configuration of the parking spaces on the site would also be reorganized to create a more efficient traffic flow. More 90 degree parking spaces and fewer angled spaces would be provided in the main parking lot. The parking spaces along the east side and rear of the property would be reoriented in connection with the reversed traffic direction for this driveway. The number of parking spaces on the site would not change, with 121 spaces still provided once the modifications have been completed.

A color and materials board has been submitted, and will be present at the meeting for the Board to review. The buildings are proposed to be painted in shades of light and dark brown, with dark grey and off-white trim. A light brown colored stone veneer is also proposed as a building accent. The roof of the *porte cochere* would have a light brown colored standing seam metal roof.

REVIEW BY THE PLANNING COMMISSION

The Planning Commission reviewed an application for a conditional use permit (File #10408) for this project on December 8, 2004. The use permit application included a request to increase the number of hotel rooms permitted for this hotel from 99 to 107 rooms. At that time, the Commission determined that the scope of the project and the general location of improvements on the site appeared to be appropriate and consistent with the development of Downtown Tiburon. The Commission adopted Resolution No. 2004-14 approving the use permit.

Concerns were raised by the owners of the Point Tiburon Lagoon condominiums located behind the hotel regarding the maintenance of landscaping screening along the rear of the subject property. This landscaping has been maintained in the past by the hotel owners to provide



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privacy between the hotel and the neighboring residence, and the neighbors indicated that this vegetation has adequately provided such protection. The neighbors were concerned that the proposed circulation changes along the rear of the property would eliminate some of this vegetation, resulting in unwanted privacy impacts. The Planning Commission concurred with these concerns, and attached the following condition of approval to the resolution approving the use permit:

8. The Design Review Board is encouraged to maintain or enhance the landscaping buffer between the hotel and the adjacent residences during review of the approved parking and circulation improvements and in any future improvements to this property.

ANALYSIS

Zoning

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

Design Issues

The proposed exterior modifications would not substantially alter the exterior appearance of the hotel. The ground floor additions to the main building would not extend beyond the footprint of the existing building overhang. The deck connecting the upper floor of the main building to the upper floor of the annex building would provide enhanced visual continuity between the two buildings.

The *porte cochere* would make the entrance to the hotel more easily identifiable and provide better weather protection for guests entering the building. As indicated by the story poles erected for the project, this structure would be situated very close to the front property line and the sidewalk adjacent to Tiburon Boulevard. The size of this structure appears to be close to the minimum size to allow vehicles to pass through; shortening the structure could require changes to the driveway which could affect the on-site circulation and the hotel entry area.

The improvements to the interior courtyard would provide a significant visual upgrade to the central portion of the property. Additional landscaping around the pool area and replacing the current central driveway would soften the overall appearance of the site. The circulation improvements to the rear of the site would not appear to threaten the existing privacy screening vegetation along the rear property line.

The Planning Commission determined that the amount and configuration of the proposed parking modifications were adequate to meet the parking demands of the expanded hotel and restaurant. The circulation improvements would provide a more logical traffic pattern for the site.



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At this time, the applicants do not intend to make any substantial changes to the overall exterior design of the buildings. The proposed paint and trim schemes are intended to freshen the look of the property without involving significant capital investment into the aging structures.

Public Comment

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

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. Planning Commission Resolution No. 2004-14
4. Planning Commission Staff Report dated December 8, 2004
5. Minutes of the December 8, 2004 Planning Commission meeting
6. Submitted plans

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CONDITIONS OF APPROVAL

1647/1651 TIBURON BOULEVARD

FILE #704200

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 December 3, 2004, or as amended by these conditions of approval. Any modifications to the plans of December 3, 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. Skylight materials shall be designed to reduce the reflectivity of the fixtures.
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

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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.

10. The project shall comply with all requirements of the Tiburon Fire Protection District.
11. The project shall comply with all requirements of the Marin Municipal Water District.
12. The applicants shall obtain any and all necessary sewer permits from the Sanitary District No. 5.
13. All requirements of the Town Engineer shall be met.
14. All conditions of approval of Planning Commission Resolution Nos. 2004-14 shall be met at all times.
15. The landscaping buffer between the hotel and the adjacent residences shall be maintained or enhanced during construction of the approved parking and circulation improvements associated with this project.