



Town of Tiburon

STAFF REPORT

The expanded house would cover 1,842 square feet (24.6%) of the site, which is less than the 30.0% maximum lot coverage permitted in the R-1 zone. The house would have a total floor area of 2,547 square feet, which is less than the maximum floor area permitted for a lot of this size.

A color and materials board has been submitted, and will be present at the meeting for the Board to review. The structure would be finished with grey-blue horizontal wood siding, with off-white trim. Grey composition shingle roofing would be installed.

ANALYSIS

Zoning

Staff has reviewed the proposal and finds it to be in conformance with the development standards for the R-1 zone.

Design Issues

The subject property is situated in the Belveron West subdivision. While only modest second story additions have generally been approved in the Belveron East subdivision, this neighborhood contains more two-story homes, including several that have been approved and constructed in the past few years. Therefore, the two-story design of the proposed house would not be considered to be out of character with the surrounding neighborhood.

A two-story home is currently under construction on the adjacent property to the south at 104 Jefferson Drive, and another two-story home is situated across the street at 105 Jefferson Drive. Town-owned land (the Belveron Mini-Park) is located to the rear of the site.

A one-story home is situated to the other side of the proposed house at 108 Jefferson Drive. The only window facing this neighboring residence would be an upper floor bathroom window finished with opaque glass. Therefore the proposed house design should not result in unwanted privacy impacts for this adjacent property.

Although the proposed house has a somewhat vertical design, the rear of the house on the side facing the property at 108 Jefferson Drive would not extend past the rear of the existing house. By not extending the structure to the rear, the design should minimize any potential visual mass and bulk impacts of the new house on the adjacent rear yard.

Public Comment

As of the date of this report, no letters have been received regarding this 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

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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. Submitted plans

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CONDITIONS OF APPROVAL

106 JEFFERSON DRIVE

FILE #705016

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 February 9, 2005, or as amended by these conditions of approval. Any modifications to the plans of February 9, 2005, 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.
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 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.

10. 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 1210).
 - c. Approved spark arresters shall be installed on chimneys (UFC 1101).
 - d. A greenbelt shall be provided by cutting and clearing all combustible vegetation within 30 feet of the structure (UFC 1103).
 - e. A "Jones" model 3740 fire hydrant shall be located on the street within 350 feet of the project along the fire apparatus access route. The final location of the hydrant shall be approved by the Fire District. The fire hydrant shall be capable of flowing a minimum of 1,000 gallons per minute at 20 psi residual pressure for a duration of two hours (UFC 903).
 - f. The access road shown on the improvement plans is not of adequate width to allow for any parking outside of the designated parking spaces. Appropriate signage shall be installed indicating that parking is prohibited along the main traveled roadway, and enforceable CC&R's or deed restrictions shall be placed to maintain the area free for emergency vehicle access at all times.

11. The following requirements of the Marin Municipal Water District shall be met:
 - a. A High Water Pressure Water Service application shall be completed.
 - b. A copy of the building permit shall be submitted.
 - c. Appropriate fees shall be paid.
 - d. The structure's foundation shall be completed within 120 days of the date of application.
 - e. The applicant shall comply with the District's rules and regulations in effect at the time service is requested.

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- 12. All requirements of the Richardson Bay Sanitary District shall be met.
- 13. All requirements of the Town Engineer shall be met.