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The proposed house would cover 5,501 square feet (10.3%) of the site, which is less than the 15.0% maximum lot coverage permitted in the RO-1 zone. The proposed house would have a floor area 6,267 square feet, with a 1,358 square foot garage, 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 light brown colored stucco siding, with grey metal, grey rock and brown wood trim. No samples of the proposed roof material have been submitted; the submitted plans indicate that Spanish clay tile roofing with a "Fireflash" color would be used.

ANALYSIS

Zoning

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

Design Issues

The subject property slopes uphill from Antonette Drive. An existing driveway leads from the southeast corner of the site to a level pad at the location of the previous house on the property. To the rear of the level area, the hillside has been carved into a "bowl" shape, with the property sloping uphill from there. The proposed house would occupy a location uphill from the site of the previous dwelling.

The proposed house would not appear to result in any significant view impacts for existing or future homes in the vicinity. The nearby homes on Antonette Drive have been developed at locations much closer to the street, and at lower elevations than that of the proposed house, with views oriented away from the subject site toward San Francisco Bay to the east. Story poles indicating the proposed sites of several homes uphill on the adjacent Parente/Amerippon property would appear to be well above the height of the proposed house; the views from these future homes would likely be minimally affected by the location of the proposed residence.

The location of the proposed house is an apparent attempt to maximize the views from a home on this site. A row of very tall Pine trees and a number of other, lower trees along Antonette limit views from the level of the previous house on the site to a portion of the East Bay. Somewhat higher on the site, views above the lower trees allow more extensive views of the East bay and San Francisco. The elevation of the proposed upper floor would allow views above all of these trees, opening up views to the Richmond-San Rafael Bridge and the North Bay.

In order to achieve these views, the proposed house has been pushed up away from any level building areas and appears to be unnaturally propped up against the existing slope of the site. The house proposed four separate levels of living area and an outdoor pool terrace, none of which would occupy the level portion of the site. Instead, the level location of the previous



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house would be devoted to a large (1,358 square foot) garage and a 60 foot diameter turnaround area. In addition to the generous parking provided at this lower elevation, a superfluous driveway is proposed to go up the slope adjacent to the property line to provide additional vehicle access to the rear of the house (it should be noted that an elevator is proposed to connect the garage with the lower floor level of the house). Although the applicant has indicated that this second driveway would not require extensive grading or retaining walls over 6 feet in height within the required side yard setback, the parking area at the top would require a 6 foot retaining wall in front of a 5 foot retaining wall, for 11 feet of walled surface adjacent to the parking court. These same walls would be used to create a play area above the house.

The combination of driveways would result in an excessive amount of paved surface area on the site. In addition, Section 4.02.07 (e) of the Tiburon Zoning Ordinance (Guiding Principles in the Review of Site Plan and Architectural Review Applications) states that the Design Review Board should consider “the extent to which the site plan reasonably minimizes grading;” the amount of grading necessary for the location of the house on the upper portion of the site and to construct the second driveway and parking area would appear to be inconsistent with this principle.

The following principles of the Hillside Design Guidelines should be used in reviewing this application:

- Goal 1, Principle 1: *Cut building into [the] hillside to reduce effective visual bulk.* The four separate floor levels and the associated retaining walls create a substantial amount of visual bulk when viewed from below the site. A two-story entry with steps below would also create another massive visual element at the front of the building, as does the round, two-story library and playroom at the northern end of the house. These multi-story elements represent a more vertical house design and are not indicative of a building design that is appropriately cut into the hillside.
- Goal 1, Principle 4: *Follow hillside contours and slope with building forms, particularly roof forms, to increase integration of dwelling and site.* As indicated by the story poles for the project, the proposed house and associated improvements appear to be almost propped up against the slope of the site. The house would not appear to be properly terraced into the hillsides of the property, and takes little advantage of the level location of the previous house on the site. The play area at the top of the site and the swimming pool terrace require extensive grading and retaining walls, while these uses could more easily be placed at lower levels of the site without requiring such improvements.
- Goal 1, Principle 7: *Avoid large retaining walls in a uniform plane. Break retaining walls into elements [and] terraces.* Although the front elevation of the proposed house is broken into a variety of elements at four separate levels, the design still has several long sections of retaining walls below the swimming pool terrace and the lower floor of the building.



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- Goal 2, Principle 11: *Site buildings so they don't "stand out" because of location on property. Do not build on crest of knolls, ridgelines [or] prominent locations. Buildings in prominent locations can be seen, detrimentally, from everywhere.* The proposed house has clearly been sited on the more prominent location on this property. Although the house would only be marginally visible from directly around the site, the location of the house and its extensive, four-level design would make the structure "stand out" on this hillside when viewed from further away.
- Goal 3, Principle 4: *View quality is more important than view quantity. The view consists of foreground, middle distance and background elements. Trees which "block" views are often attractive foreground elements which can be pruned into beautiful open screens though which to see the view.* The location of the house on the site appears to be an attempt to maximize the view quantity for this residence. The trees below the site can be seen as "attractive foreground elements," but may not be able to be pruned sufficiently to open up additional views for a future house on this site.

Public Comment

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

CONCLUSION

The proposed house design does not appear to be consistent with the Hillside Design Guidelines. The proposed house is situated on the most prominent portion of the property, resulting in a design with extensive retaining walls and vertical elements when viewed from below. Although the house is generally articulated into different elements, the overall design is relatively vertical and does not appropriately step into the hillsides. The existing level portions of the site are underutilized in an effort to push the house further up the site, emphasizing view quantity over view quality. The parking and driveway configurations result in excessive paved surfaces on the property.

RECOMMENDATION

The Board should review this project with respect to Zoning Ordinance Section 4.02.07 (Guiding Principles) and the Hillside Design Guidelines, 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 agrees with Staff's conclusions, the Board should either direct the applicant to modify the project design or direct Staff to prepare a resolution denying the application. 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.

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ATTACHMENTS:

1. Conditions of approval
2. Application and supplemental materials
3. Goal 1, Principle 1 of the Tiburon Hillside Design Guidelines
4. Goal 1, Principle 4 of the Tiburon Hillside Design Guidelines
5. Goal 1, Principle 7 of the Tiburon Hillside Design Guidelines
6. Goal 2, Principle 11 of the Tiburon Hillside Design Guidelines
7. Goal 3, Principle 4 of the Tiburon Hillside Design Guidelines
8. Submitted plans

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CONDITIONS OF APPROVAL

140 ANTONETTE DRIVE

FILE #705098

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 June 20, 2005, or as amended by these conditions of approval. Any modifications to the plans of June 20, 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 fire hydrant shall be installed, at a location to be approved by the Fire District. The fire hydrant shall be capable of flowing a minimum of 2,000 gallons per minute at 20 psi residual pressure for a duration of two hours (UFC 903.1).
 - f. The required fire hydrant and water supply shall be installed and tested by the Fire District prior to the commencement of combustible construction.
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.
12. The applicants shall obtain a sewer permit from the Sanitary District No. 5 and pay all applicable fees prior to construction of a side sewer and connection to the sewer main. After connection to the sewer main but prior to commencement of discharge and prior to covering of the pipe, the District shall be contacted and allowed to inspect the

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connection for conformance to standards.

13. All requirements of the Town Engineer shall be met.
14. A tree protection plan shall be filed with the Planning Division prior to issuance of a building permit for this project. The plan shall indicate any trees that are to be removed on the site, and include detailed measures to protect remaining trees on the site during and after construction.