

Town of Tiburon STAFF REPORT

AGENDA ITEM E6



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TO: **DESIGN REVIEW BOARD**

FROM: **PLANNING MANAGER WATROUS**

SUBJECT: **200 GILMARTIN DRIVE; FILE # 706138**
SITE PLAN AND ARCHITECTURAL REVIEW FOR CONSTRUCTION OF A
NEW SINGLE-FAMILY DWELLING

MEETING DATE: **OCTOBER 19, 2006** _____

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PROJECT DATA

ADDRESS: 200 GILMARTIN DRIVE
OWNER: JASON LEHMAN
APPLICANT: HUNT HALE JONES ARCHITECTS
ASSESSOR'S PARCEL: 039-171-22
FILE NUMBER: 706138
LOT SIZE: 1.6 ACRES
ZONING: RPD (RESIDENTIAL PLANNED DEVELOPMENT)
PRECISE PLAN: GOLDEN GATE VISTA ESTATES (#27)
GENERAL PLAN: MEDIUM LOW DENSITY RESIDENTIAL
FLOOD ZONE: C
DATE COMPLETE: SEPTEMBER 29, 2006

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 is requesting Design Review approval for the construction of a new three-level single-family dwelling on property located at 200 Gilmartin Drive. The subject property is currently vacant.

The main level of the proposed house basement level would include a living room, kitchen, dining room, a master bedroom suite, two offices, laundry room, game room and a guest suite. The upper level would three bedrooms and three bathrooms. A basement level would include a storage room and media room. A three-car garage would be attached to the main level of the house. Three chimneys would be installed on the roof. A swimming pool would be installed to the rear of the house.



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The proposed house would cover 5,946 square feet (8.4%) of the site. The floor area of the proposed house would be 5,999 square feet, which is one square foot less than the maximum floor area permitted for this lot under the Anolik Precise Development Plan.

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 medium brown colored stucco siding, with green and dark brown trim. The roof would utilize mixed-brown colored mission tile materials.

BACKGROUND

On September 6, 2000, the Town Council adopted Resolution No. 3439 approving the Golden Gate Vista Estates Precise Development Plan for a 4.66 acre vacant property extending down from the top of Gilmartin Drive. This precise development plan approved the creation of two lots on this site. Lot 1, on the upper portion of the property, is proposed to be developed as part of the subject Site Plan and Architectural Review application.

The precise development plan established building envelopes for each of the two lots. Each lot includes a building envelope, to be used for location of one single-family dwelling; a primary landscape envelope, in which landscaping and secondary improvements (such as swimming pools) may be located; a secondary landscape envelope for landscaping and fencing; and an open space easement where the existing serpentine vegetation is to be preserved and no new landscaping may be planted. A common driveway leading from the cul-de-sac at the end of Gilmartin Drive will serve both lots.

The building envelopes for this property were designed to create relatively narrow spaces in which to place future residences to minimize view impacts across the site from existing homes on both sides of the property. Specific height limits were established for Lot 1 to minimize intrusion into views for pedestrians walking along the Tiburon Ridge Trail across the top of the site. The intent of the height limitations was further addressed by language within Resolution No. 3439 which states that:

“The Design Review Board is directed to minimize public view blockage from the Tiburon Ridge Trail during its review of residential drawings for Parcel 1. Possible measures may include, but are not limited to, height reductions below the maximum of 15 feet on the upper portions of the building envelope; requiring a flat roof and/or articulated roofline; limiting the amount of construction within the upper portions of the building envelope. In agreeing to an enlargement of the Parcel 1 building envelope by extending it approximately 20 feet further downslope, the Planning Commission does so on the premise that any buildings preserve adjacent residential views across the site to the same degree as if the building envelope enlargement had not been approved.”

Zoning

Staff has reviewed the proposal and finds it to be in conformance with the development standards for the Golden Gate Vista Estates Precise Development Plan.



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ANALYSIS

Design Issues

The subject property slopes down from the cul-de-sac at the end of Gilmartin Drive. A second vacant lot (Lot 2 of the Golden Gate Vista Estates Precise Development Plan) is situated below the site. This vacant property is an infill site surrounded by other homes along Gilmartin Drive, Gilmartin Court, and Mt. Tiburon Road.

Most of the house would be spread out on one main level. In order to comply with the height restrictions contained in the precise development plan, much of the rear of the house would be buried into the hillside. Similarly, the basement would be dug into the hill beneath the house.

The garage on the site would be situated adjacent to a large auto court in the southeastern portion of the lot, connecting to the driveway to be shared with the adjacent lot downhill. A driveway access gate would be situated at least 15 feet from the shared driveway. Landscaping is required to be installed in one or more berms adjacent to the shared driveway to shield headlights from beaming into neighboring homes. Staff is uncertain whether the proposed driveway design would adequately provide wider points for either guest parking or emergency vehicle access; this issue will be resolved when reviewing the subdivision improvement drawings for the shared driveway, which must be installed prior to construction of a house on this site.

The opposite end of the site would be developed with a swimming pool and terraced garden areas. Various open metal fencing, glass windscreens and stone walls would be installed at the outer edges of the secondary landscape envelope. No landscaping or fencing is allowed to be installed within the open space easements outside the building and landscape envelopes.

An evaluation of the story poles for the proposed house from the Tiburon Ridge Trail indicates that the house design would comply with the intent of Golden Gate Vista Estates Precise Development Plan to “minimize public view blockage” from the trail. The upper floor of the house would block views of only a small portion of water out of a panoramic view along this portion of the trail which extends from San Francisco, through the Golden Gate Bridge, the Marin Headlands and Sausalito over toward Mt. Tamalpais. The story poles also indicate that protection of this water view in its entirety would require construction of a near-subterranean house within the approved building envelope.

The adjacent home at 190 Gilmartin Drive has views across the site toward San Francisco that are currently bounded by mature trees and vegetation on properties to the south on Mt. Tiburon Road. On the other side of the site, the adjacent home at 83 Mt. Tiburon Road has views to the north across the site toward Mt. Tamalpais and Richardson Bay. The story poles for the proposed house indicate that the new building would be situated far enough uphill to not interfere with the existing views for either of these homes.



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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 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. Town Council Resolution No. 3439
4. Submitted plans

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CONDITIONS OF APPROVAL

200 GILMARTIN DRIVE

FILE #706138

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 August 28, 2006, or as amended by these conditions of approval. Any modifications to the plans of September 27, 2006, 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. Carriage lights shall be finished with tinted or clouded glass.
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. All vegetation, existing and new, shall comply with the requirements of Fire Safe Marin, and the requirements of UFC 1103.
 - e. The access gate shall have a minimum unobstructed width of 12 feet. Gates shall be operable using the Fire District's "Know" key system (UFC 902).
 - f. The water mains, new fire hydrant and fire apparatus access road shall be installed and made serviceable prior to the start of any construction above the foundation (UFC 901.3).
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 connection for conformance to standards.

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- 13. All requirements of the Town Engineer shall be met.
- 14. All requirements of the Golden Gate Vista Estates Precise Development Plan shall be met at all times.