



Town of Tiburon

STAFF REPORT

The floor area of the proposed house would be 2,840 square feet, which is four square feet less than the maximum floor area permitted for a lot of this size. The proposed house would cover 3,127 square feet (29.9%) of the site, which is also four square feet less than the 30.0% maximum lot coverage permitted in the R-1 zone.

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 pink colored stucco siding, with white window trim. The roof would utilize light grey asphalt shingles and a copper dome over the living room.

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 on a relatively narrow lot between Richardson Bay and the Tiburon Multi-Use Path. Access to the property is from a driveway close to the intersection of San Rafael Avenue and Tiburon Boulevard. A driveway easement across the northern side of the site provides access to the home to the rear at 3 San Rafael Avenue.

Dense existing vegetation along the eastern property line screens much of the view of the proposed house from the Multi-Use Path. The house would be not particularly visible from the edge of the walking path along San Rafael Avenue, but would be more visible when walking along a small shorefront area when tides allow, and from other vantage points in Belvedere and Sausalito across the water toward the shore.

Much of the view of the proposed house from across Tiburon Boulevard would be backdropped by several large trees along the shore side of the property. A portion of the northern side of the house would extend into the bottom portion of views of Richardson Bay for the home at 891 Tiburon Boulevard. The following principles of the Tiburon Hillside Design Guidelines should be used to evaluate the potential view impacts of the proposed upper level addition on the home at 891 Tiburon 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 proposed house would block views from the living room and dining room of the neighboring home.
- Goal 3, Principle 7 (B) of the Guidelines states that the “horizon line is [the] most sensitive part of [the] view, then foreground, then middleground.” The proposed



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house would not break the horizon line of the view from the neighboring home, but would be in the foreground view from this residence.

- 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 proposed house would intrude into the lower portion of the center view from the neighboring home.
- 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 proposed house would intrude into view of Richardson Bay, but would not block views of any important objects for the neighboring home.
- 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 adjacent home has a wide panoramic view extending across much of Richardson Bay to Mt. Tamalpais.

The Design Review Board is encouraged to view the story poles for the proposed house from the residence at 891 Tiburon Boulevard to more fully evaluate the potential view impacts that would be caused by this project.

The overall design of the proposed house is somewhat boxy, with a long, uninterrupted 12 foot, 6 inch vertical wall along the driveway leading to the residence at 3 San Rafael Avenue. The story poles indicate that the location of the proposed house would narrow the existing driveway to only 8 feet (less than the width of a normal parking space), with removal of some existing vegetation along the east side of the driveway necessary to achieve even that reduced width. The front entry steps also protrude into this driveway. The location of the house directly adjacent to the driveway creates potential safety concerns, along with an unrelieved visual tunnel effect for residents entering the home at 3 San Rafael Avenue.

The only distinctive visual feature of the house is a proposed circular dome over the living room. The exterior surface of the dome is proposed to be covered with copper material which is likely to be very reflective in the afternoon as the sun sets over the Marin headlands to the west. The owner of the home at 891 Tiburon Boulevard has raised concerns over potential view blockage that would be caused by the height of the dome.

The remainder of the exterior of the house would be finished with light pink colored stucco, which would be much lighter than generally encouraged for homes with visibility from afar. Most other waterfront homes in Tiburon have designs that are more reflective of their surroundings, often capturing more of a Cape Cod or oceanfront style, rather than the quasi-Mediterranean design proposed for this house. The Design Review Board should determine whether the overall design of the home should be reconsidered.

Public Comment



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As of the date of this report, one letter has been received regarding this project from the owners of the home at 891 Tiburon Boulevard.

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. Letter from Peter McClintock, dated January 23, 2007
4. Submitted plans

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CONDITIONS OF APPROVAL

1 SAN RAFAEL AVENUE

FILE #707002

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 January 2, 2007, or as amended by these conditions of approval. Any modifications to the plans of January 11, 2007.
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 points as appropriate, and elevations relative to sea level of the foundation walls and

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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.
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.
13. All requirements of the Town Engineer shall be met.